



City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT
PART I, GENERAL INFORMATION

Reference Numbers

1. 09CCO001K
 CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY) BSA REFERENCE NO. IF APPLICABLE
 N/A
 ULURP REFERENCE NO. IF APPLICABLE OTHER REFERENCE NO.(S) IF APPLICABLE
 (e.g. Legislative Intro, CAPA, etc)

Lead Agency & Applicant Information
 PROVIDE APPLICABLE INFORMATION

2a. Lead Agency
 NYC Council / Office of the Mayor
 NAME OF LEAD AGENCY
 Jeffrey Haberman / Robert Kulikowski
 NAME OF LEAD AGENCY CONTACT PERSON
 250 Broadway / 253 Broadway, 14th Floor
 ADDRESS
 New York NY 10007
 CITY STATE ZIP
 212-788-9122/9168 212-788-2937/2941
 TELEPHONE FAX
 jhaberman@council.nyc.gov
 rkulikowski@cityhall.nyc.gov
 EMAIL ADDRESS

2b. Applicant Information
 Aesthetonics, Inc. (aka Remains Lighting)
 NAME OF APPLICANT
 Alice Kriz
 NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
 130 West 28th Street
 ADDRESS
 New York NY 10001
 CITY STATE ZIP
 646-723-2482
 TELEPHONE FAX
 akriz@optonline.net
 EMAIL ADDRESS

Action Description
 SEE CEQR MANUAL SECTIONS 2A & 2B

3a. NAME OF PROPOSAL Remains Lighting

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):
 City Council approval for the proposed designation of the Remains Lighting company site at 21-29 Belvidere Street, Brooklyn, as a Regionally Significant Project.
 Please see attachment A.

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S): Passage of a local law authorizing designation as a regionally significant project is required as a predicate for State agency action.

Required Action or Approvals

4. CITY PLANNING COMMISSION Yes No
 Change in City Map Zoning Certification Site Selection - Public Facility
 Zoning Map Amendment Zoning Authorization Disposition - Real Property Franchise
 Zoning Text Amendment Housing Plan & Project UDAAP Revocable Consent Concession
 Charter 197-a Plan
 Zoning Special Permit, specify type: _____
 Modification of _____
 Renewal of _____
 Other _____

5. UNIFORM LAND USE PROCEDURE (ULURP) Yes No

6. BOARD OF STANDARDS AND APPEALS Yes No
 Special Permit New Renewal Expiration Date
 Variance Use Bulk
 Specify affected section(s) of Zoning Resolution

PLEASE NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL

7. DEPARTMENT OF ENVIRONMENTAL PROTECTION Yes No
 Title V Facility Power Generation Facility Medical Waste Treatment Facility
8. OTHER CITY APPROVALS Yes No
 Legislation Rulemaking; specify agency:
 Construction of Public Facilities Funding of Construction, Specify Funding of Programs, Specify
 Policy or plan Permits, Specify:
 Other, explain: _____

9. STATE ACTIONS/APPROVALS/FUNDING Yes No
 If "Yes," identify Requires final approval by the NYS Empire State Development Corporation

10. FEDERAL ACTIONS/APPROVALS/FUNDING Yes No
 If "Yes," identify _____

Action Type

11a. Unlisted; or Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 OF 1977, as amended):
 Unlisted

11b. Localized action, site specific Localized action, change in regulatory control for small area Generic action

Analysis Year

12. Identify the analysis year (or build year) for the proposed action; 2009

Would the proposal be implemented in a single phase? Yes No NA.

Anticipated period of construction: One year

Anticipated completion date: Fall 2009

Would the proposal be implemented in multiple phases? Yes No NA.

Number of phases: 1

Describe phases and construction schedule: _____

Directly Affected Area

INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES)

13a. LOCATION OF PROJECT SITE
21-29 Belvidere Street, Brooklyn, NY, 11206

STREET ADDRESS
Belvidere between Broadway and Beaver

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
M1-1 13b

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY ZONING SECTIONAL MAP NO
Tax Block 3135, Lot #36 Brooklyn CD4

TAX BLOCK AND LOT NUMBERS BOROUGH COMMUNITY DISTRICT NO

13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT

TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR 9,500 SQ. FT

PROJECT SQUARE FEET TO BE DEVELOPED N/A SQ. FT

GROSS FLOOR AREA OF PROJECT 18,500 SQ. FT

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED N/A % OF

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE N/A HEIGHT WIDTH LENGTH

LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE _____

13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION:
N/A

13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? Yes No
 IF "YES", IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a & 13b ABOVE.

Site Description

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

PART II, SITE AND ACTION DESCRIPTION

1. GRAPHICS Please attach: (1) a Sanborn or other land use map; (2) a zoning map; and (3) a tax map. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8 1/2 x 14 inches in size.

2. PHYSICAL SETTING (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 9,500 Water surface area (sq. ft.): N/A
Roads, building and other paved surfaces (sq. ft.): 9,500 Other, describe (sq. ft.):

3. PRESENT LAND USE

Residential

Total no. of dwelling units N/A No. of low-to-moderate income units
No. of stories Gross floor area (sq. ft.)
Describe type of residential structures:

Commercial

Retail: No. of bldgs N/A Gross floor area of each building (sq. ft.):
Office: No. of bldgs Gross floor area of each building (sq. ft.):
Other: No. of bldgs Gross floor area of each building (sq. ft.):
Specify type(s): No. of stories and height of each building:

Manufacturing/Industrial

No. of bldgs 1 Gross floor area of each building (sq. ft.): 18,500
No. of stories and height of each building: 4 stories, 50' h.
Type of use(s): Hardware Manufacturer
Open storage area (sq. ft.) None
If any unenclosed activities, specify:

Community facility

Type of community facility:
No. of bldgs N/A Gross floor area of each building (sq. ft.):
No. of stories and height of each building:

Vacant land

Is there any vacant land in the directly affected area? Yes No
If yes, describe briefly:

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? Yes No
If yes, describe briefly:

Does the directly affected area include any mapped City, State or Federal parkland? Yes No
If yes, describe briefly:

Does the directly affected area include any mapped or otherwise known wetland? Yes No
If yes, describe briefly:

Other land use

No. of stories N/A Gross floor area (sq. ft.)
Type of use:

4. EXISTING PARKING

Garages

No. of public spaces: None No. of accessory spaces:
Operating hours: Attended or non-attended?

Lots

No. of public spaces: N/A No. of accessory spaces: 22
Operating hours: Normal Business Hours Attended or non-attended? Unattended

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.

5. EXISTING STORAGE TANKS

Gas or service stations? Yes No Oil storage facility? Yes No Other? Yes No
If yes, specify:

Number and size of tanks: N/A Last NYFD inspection date: N/A
Location and depth of tanks: N/A

6. CURRENT USERS

No. of residents: 0 No. and type of businesses: 1, Hardware Manufacturer
No. and type of workers by businesses: 100 No. and type of non-residents who are not workers: N/A

SEE CEQR TECHNICAL MANUAL CHAPTER III F, HISTORIC RESOURCES

7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Answer the following two questions with regard to the directly affected area, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape features, or archaeological resource that:
(a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark;
(b) is within a designated New York City Historic District;
(c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places;
(d) is within a New York State or National Register Historic District; or
(e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places?
Identify any resource: None

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource. None

SEE CEQR TECHNICAL MANUAL CHAPTER III K, WATERFRONT REVITALIZATION PROGRAM

8. WATERFRONT REVITALIZATION PROGRAM

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? [] Yes [X] No
(A map of the boundaries can be obtained at the Department of City Planning bookstore.)
If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used.

Project Description

THIS SUBPART SHOULD GENERALLY BE COMPLETED ONLY IF YOUR ACTION INCLUDES A SPECIFIC OR KNOWN DEVELOPMENT AT PARTICULAR LOCATIONS

9. CONSTRUCTION

Will the action result in demolition of or significant physical alteration to any improvement? [] Yes [X] No**
If yes, describe briefly: **Company plans to install solar panel roofing. No in-ground construction.
Renovation of basement for reuse for workshops and offices
Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction?
[] Yes [X] No If yes, describe briefly:

10. PROPOSED LAND USE

Residential
Total no. of dwelling units N/A No. of low-to-moderate income units Gross floor area (sq. ft.)
No. of stories Describe type of residential structures:

Commercial
Retail: No. of bldgs. N/A Gross floor area of each building (sq. ft.):
Office: No. of bldgs Gross floor area of each building (sq. ft.):
Other: No. of bldgs Gross floor area of each building (sq. ft.):
Specify type(s):
No. of stories and height of each building:

Manufacturing/Industrial
No. of bldgs 1 Gross floor area of each building (sq. ft.): 18,500
No. of stories and height of each building: 4 stories; 50' height, plus basement
Type of use(s): Lighting manuf. Open storage area (sq. ft.) If any unenclosed activities, specify:

Community facility
Type of community facility: nonprofit offices/meeting rooms
No. of bldgs N/A Gross floor area of each building (sq. ft.):
No. of stories and height of each building:

Vacant land
Is there any vacant land in the directly affected area? [] Yes [X] No
If yes, describe briefly:

Publicly accessible open space

Is there any existing publicly accessible open space to be removed or altered? Yes No

If yes, describe briefly:

Is there any existing publicly accessible open space to be added? Yes No

If yes, describe briefly:

Other land use

Gross floor area (sq. ft.) N/A No. of stories _____ Type of use: _____

11. PROPOSED PARKING

Garages

No. of public spaces: N/A No. of accessory spaces: _____
Operating hours: _____ Attended or non-attended? _____

Lots

No. of public spaces: N/A No. of accessory spaces: 22
Operating hours: _____ Attended or non-attended? unattended

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.
No. and location of proposed curb cuts: _____

12. PROPOSED STORAGE TANKS

Gas or service stations? Yes No Oil storage facility? Yes No Other? Yes No

If yes, specify: _____

Size of tanks: _____ Location and depth of tanks: _____

13. PROPOSED USERS

No. of residents: N/A No. and type of businesses: 1, Lighting Manufacturer

No. and type of workers by businesses: 59 No. and type of non-residents who are not workers: _____

14. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? Yes No

If yes, describe briefly:

15. DIRECT DISPLACEMENT

Will the action directly displace specific business or affordable and/or low income residential units? Yes No

If yes, describe briefly: Current owner is relocating and selling site to Remains Lighting

16. COMMUNITY FACILITIES

Will the action 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? Yes No

If yes, describe briefly:

17. What is the zoning classification(s) of the directly affected area? M1-1

18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use. 9,500 SF

19. What is the proposed zoning of the directly affected area?

There is no change in zoning proposed.

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use.

There is no change in zoning proposed, thus no change in maximum floor area that could be developed under new zoning.

21. What are the predominant land uses and zoning classifications within a 1/4 mile radius of the proposed action?

Light manufacturing/commercial

The site is located in a developed, urban area consisting of a mix of industrial, residential and commercial uses. The predominant zoning classification is M1-1 with C8-2, R7-2, and other classifications in the surrounding area. There are several residences, small grocery stores, and warehouses in the surrounding area. The area is well-served by public transportation.

SEE CEQR
TECHNICAL MANUAL
CHAPTER III B,
SOCIO-ECONOMIC
CONDITIONS

SEE CEQR
TECHNICAL MANUAL
CHAPTER III C,
COMMUNITY FACILI-
TIES & SERVICES

**Zoning
Information**

Additional Information

Analyses

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16.
23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable):
- | | |
|--|--|
| a. LAND USE, ZONING, AND PUBLIC POLICY | See CEQR Technical Manual Chapter III.A. |
| b. SOCIOECONOMIC CONDITIONS | See CEQR Technical Manual Chapter III.B. |
| c. COMMUNITY FACILITIES AND SERVICES | See CEQR Technical Manual Chapter III.C. |
| d. OPEN SPACE | See CEQR Technical Manual Chapter III.D. |
| e. SHADOWS | See CEQR Technical Manual Chapter III.E. |
| f. HISTORIC RESOURCES | See CEQR Technical Manual Chapter III.F. |
| g. URBAN DESIGN/VISUAL RESOURCES | See CEQR Technical Manual Chapter III.G. |
| h. NEIGHBORHOOD CHARACTER | See CEQR Technical Manual Chapter III.H. |
| i. NATURAL RESOURCES | See CEQR Technical Manual Chapter III.I. |
| j. HAZARDOUS MATERIALS | See CEQR Technical Manual Chapter III.J. |
| k. WATERFRONT REVITALIZATION PROGRAM | See CEQR Technical Manual Chapter III.K. |
| l. INFRASTRUCTURE | See CEQR Technical Manual Chapter III.L. |
| m. SOLID WASTE AND SANITATION SERVICES | See CEQR Technical Manual Chapter III.M. |
| n. ENERGY | See CEQR Technical Manual Chapter III.N. |
| o. TRAFFIC AND PARKING | See CEQR Technical Manual Chapter III.O. |
| p. TRANSIT AND PEDESTRIANS | See CEQR Technical Manual Chapter III.P. |
| q. AIR QUALITY | See CEQR Technical Manual Chapter III.Q. |
| r. NOISE | See CEQR Technical Manual Chapter III.R. |
| s. CONSTRUCTION IMPACTS | See CEQR Technical Manual Chapter III.S. |
| t. PUBLIC HEALTH | See CEQR Technical Manual Chapter III.T. |

The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above- listed categories. Other methodologies developed or approved by the lead agency may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are interdependent or occur within a discrete geographical area or time frame.

Applicant Certification

24. Alice Kriz
PREPARER NAME

Consultant
PREPARER TITLE

Alice Kriz
PREPARER SIGNATURE

December 12, 2008
DATE

Remains Lighting
PRINCIPAL

David Calligeros
NAME OF PRINCIPAL REPRESENTATIVE

Owner
TITLE OF PRINCIPAL REPRESENTATIVE

D. Calligeros
SIGNATURE OF PRINCIPAL REPRESENTATIVE

12/12/2008
DATE

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.

**Impact
Significance**

PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

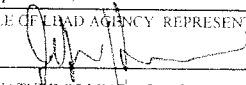
- For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.

LAND USE, ZONING, AND PUBLIC POLICY	<u>No</u>
SOCIOECONOMIC CONDITIONS	<u>No</u>
COMMUNITY FACILITIES AND SERVICES	<u>No</u>
OPEN SPACE	<u>No</u>
SHADOWS	<u>No</u>
URBAN DESIGN/VISUAL RESOURCES	<u>No</u>
NEIGHBORHOOD CHARACTER	<u>No</u>
NATURAL RESOURCES	<u>No</u>
HAZARDOUS MATERIALS	<u>No</u>
WATERFRONT REVITALIZATION PROGRAM	<u>No</u>
INFRASTRUCTURE	<u>No</u>
SOLID WASTE AND SANITATION SERVICES	<u>No</u>
ENERGY	<u>No</u>
TRAFFIC AND PARKING	<u>No</u>
TRANSIT AND PEDESTRIANS	<u>No</u>
AIR QUALITY	<u>No</u>
NOISE	<u>No</u>
CONSTRUCTION IMPACTS	<u>No</u>
PUBLIC HEALTH	<u>No</u>

[Please see Attachment B]

- Are there any aspects of the action relevant to the determination whether the action 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, explain them and state where, as a result of them, the action may have a significant impact on the environment.
- If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.
- If the lead agency has determined in its answers to questions 1 and 2 of this part that the action may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type 1. A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.
- If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment.

**Lead Agency
Certification**

PREPARER NAME	Jeffrey Haberman (Co-Lead Agency)
PREPARER TITLE	NAME OF LEAD AGENCY REPRESENTATIVE Dep. Dir., Infrastructure Division NYC Council
PREPARER SIGNATURE	TITLE OF LEAD AGENCY REPRESENTATIVE 
DATE	SIGNATURE OF LEAD AGENCY REPRESENTATIVE December 18, 2007
	DATE

City Environmental Quality Review Environmental Assessment Statement

Attachment A

3b. Project Description

Remains Lighting is a manufacturer and distributor of high-end traditional lighting fixtures. The company is seeking Regionally Significant Project status for an existing 4-story industrial building located at 21-29 Belvidere Street, Brooklyn, New York. The company currently occupies three locations in New York State—a warehouse in Rockland County and two showrooms in Manhattan. The purchase of the Belvidere Street facility (the “Facility”) will allow the company to continue to grow its business. Remains Lighting will replace an existing tenant with employment of 100 workers that is voluntarily relocating from the site to a new location. Remains Lighting, is also a manufacturing/warehousing use with 59 employees that will be relocated to the site.

Remains Lighting intends to:

- renovate and improve the Facility in a manner consistent with the company’s commitment to energy efficiency and environmental preservation;

and

- acquire and outfit the Facility as a factory and warehouse for its future manufacturing, warehousing and shipping operations.

Renovation:

The project includes the acquisition and improvement of the Facility – a four story building comprising approximately 18,500 square feet, but does not involve any in-ground construction. The company will build power generation capability on-site in the form of a solar roof. Remains will also upgrade the energy and environment efficiency of the facility by installing new windows and upgrading wiring and electric motors to run with less power demand and reduce power needs for heating.

Operations:

Many operations that currently are entirely or partially outsourced will be brought in-house. This will be accomplished by adding machinery and employees to the manufacturing facility. The machines will all be installed indoors on the project site, most of which will be located on the 1st and 2nd floors. The administrative offices and less machine-dependent workshops will be located on the upper floors.

**City Environmental Quality Review
Environmental Assessment Statement
Part III, Environmental Assessment and Determination**

Attachment B

Land Use, Zoning, and Public Policy – No changes to existing zoning, demolition or new construction at the Site are proposed. The area is primarily manufacturing in nature. Remains Lighting (the “Company”) is a lighting equipment manufacturer. The project complies with the current zoning and fits in with the range of uses and character of the area. This action would not result in a change in land use or affect regulations or policies governing land use. Therefore, a detailed analysis is not required and there would be no impact on land use, zoning, and public policy.

Socioeconomic Conditions – The Company plans to occupy an existing space, replacing the current tenant, Nanz Hardware, a manufacturer of architectural hardware for doors, windows, et cetera, which has 100 employees and is relocating to another site. Remains plans on relocating 59 employees to the site. The project would not displace any residences or businesses nor would it introduce a net number of employees to the site or immediate area. Therefore, the proposed action will not result in the direct or indirect displacement of residents in the surrounding area. Therefore, the action would not result in substantial socioeconomic changes in the area, and a detailed assessment is not required.

Community Facilities and Services – The proposed action will neither displace nor alter any community facility or service. Remains Lighting will not add net new population to the area and will not increase demand for community facilities and services.

Open Space – The proposed action will not eliminate or alter the area’s available, publicly accessible open space. Furthermore, the action does not add net new population to the area and will not result in more than 500 new employees or other users, thus it does not exceed the CEQR threshold for conducting a detailed analysis.

Shadows – There will be no change to the exterior dimensions (height or bulk) of the building. Thus, there will be no change in shadows and therefore, no need for a shadow study.

Historic Resources – There will be no in-ground construction and the building is not a historic landmark, nor is eligible for listing on the State or National Register. There are no landmark structures in the immediate surrounding area. Therefore, no further analysis of cultural resources is warranted.

Urban Design/Visual Resources – There will be minimal changes to the building’s exterior. New energy-efficient windows and a solar panel roof will significantly alter neither the character of the building, nor the urban design/visual resources of the

surrounding area. The proposed action would not alter the existing grid or streetscape. Therefore, no changes to urban design or visual resources would occur which would require a detailed analysis.

Neighborhood Character – Because the proposed project does not change the type or magnitude of the business activity in the area, there is no substantial change in traffic congestion, air quality, noise, land use, or other areas of environmental concern which would lead to a change in the character of the project area. Therefore, no further analysis of neighborhood character is necessary.

Natural Resources – The site is not located adjacent to surface water bodies or designated wetlands or other upland natural resources. Furthermore, the project is located in a built up, urban environment and does not provide essential or unique habitats. Therefore, no effect on natural resources would be anticipated and further analysis is not required.

Hazardous Materials – The Phase I Environmental Assessment report produced by Singer Environmental Group, Ltd. states that there were no observations of the use or storage of hazardous materials. Furthermore, the Site and the Site building were not identified in the regulatory agencies database report as a New York Petroleum Bulk Storage (PBS) facility, New York Leaking Tank Incident Report (LTANKS) facility, or New York Spill (NY Spill) site. No in-ground construction or repairs are being proposed and the Phase I Site Assessment report did not reveal any potential hazards on the site.

Waterfront Revitalization Program – This project is not located within the Waterfront Revitalization Program boundaries.

Infrastructure – The project is located in a well-developed, urban area where infrastructure is already in place. No significant increase in water supply or sanitary sewage discharges are anticipated since the project's consumption of water from its operations and employees is negligible. No further analysis is required.

Solid Waste and Sanitation Services – Solid waste would be picked up and disposed of by private couriers. No further analysis of solid waste and sanitation services is warranted.

Energy – The project incorporates on-site power generation in the form of a new solar-paneled roof. The project also proposes the installation of new, energy efficient windows as well as upgrades to wiring and electric motors, both of which will significantly reduce the building's energy consumption. Therefore, no further analysis of energy is required.

Traffic and Parking – The Company is replacing a larger firm, thus reducing the total number of employees that commute daily to the site from 100 to 59. Furthermore, the majority of these 59 employees (approximately 80%) live in the area and will use public transportation or bicycle to work. There are 22 parking spots on-site. However that number will be reduced as a garden is planned as well as installation of bicycle racks. A few parking spaces will remain for the few employees that do drive to work.

There is a J, M, & Z subway line station a block away on Myrtle Avenue as well as bus routes along Myrtle in the vicinity of the site. There are visitors permitted at the factory and the company's showroom is located in Manhattan. One or two UPS trips occur daily delivering supplies or picking up finished products. It is not anticipated that the project will generate 50 net new peak hour vehicular trips and a detailed traffic study is thus not required.

Transit and Pedestrians – There would be no substantial impact to transit facilities or pedestrian thoroughfares. The number of employee trips projected by the proposed action will result in a reduction in the number of trips currently being made to this site. The site is primarily served by J, M, and Z subway lines with a station three street blocks away on Broadway. Approximately 80% of Remains Lighting's 59 employees' journey to work would be by mass transit or bicycle. This sum will not result in over-capacity or crowding on buses and subway trains serving the site.

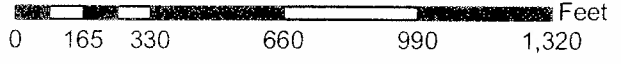
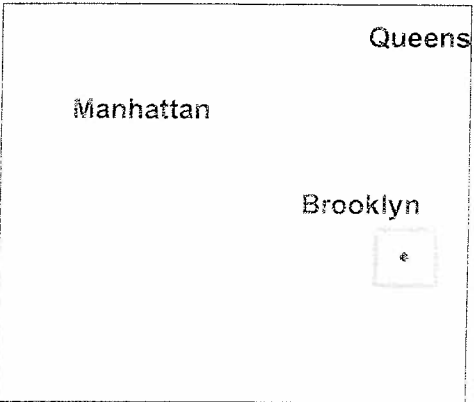
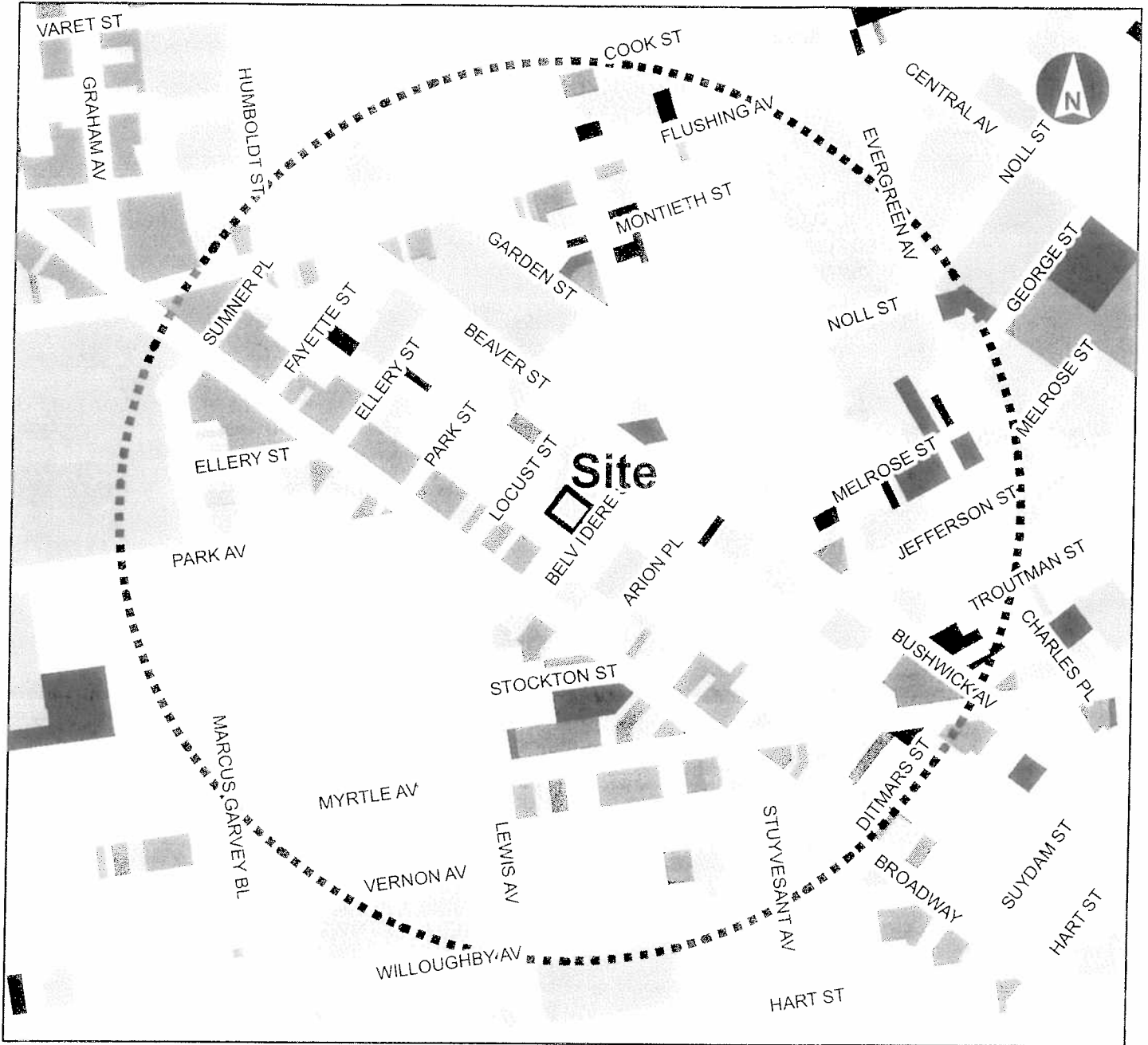
Air Quality – By nature of its operations the project will not generate a significant amount of mobile or stationary sources of air emission. The Company employs 59 people, who mostly travel to work by mass transit. Therefore, there are significantly fewer than 100 vehicular trips generated at any one intersection during peak hours as a result of Remains, a smaller company, replacing Nanz Hardware, and a detailed mobile source emission analysis is not required. There will be no change in the stationary space heating of the building. Thanks to improvements in air ventilation and new efficient windows energy consumption on heating will be reduced, while improving air quality throughout the entire facility.

Noise – There is no significant adverse mobile source noise impacts anticipated as a result of the proposed project as traffic is not expected to double given that traffic levels from the current occupant, Nanz Hardware are likely to be greater than those generated by Remains, and therefore it is likely that there will be fewer site-generated trips (and total trips on the street) once Nanz relocates and Remains occupies the Site. All production will occur within the company's enclosed manufacturing/production space. Hence, no further analysis is required.

Construction Impacts – There are minimal construction impacts. The company proposes to install a new solar roof and windows, but no major construction is anticipated.

Public Health – There would be no impacts on air quality, noise elevation above ambient levels, or hazardous materials, and therefore, there would be no adverse public health impact to the site occupants or area population. The Company will maintain a clean neighborhood, and a clean site.

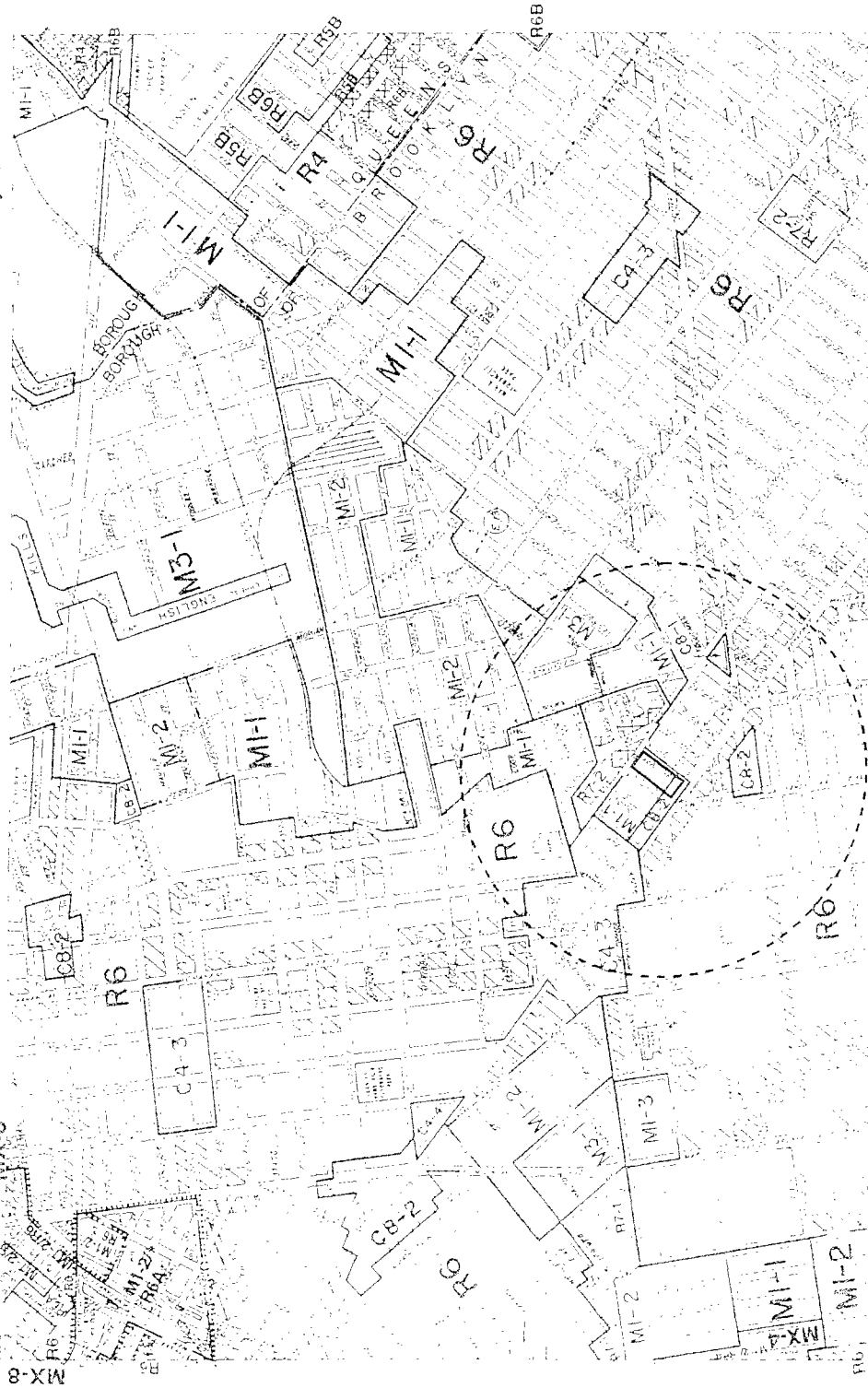
REMAINS LIGHTING



- | | |
|----------------------------|-----------------------|
| Residential | Institutions & Public |
| Mixed-Use | Parks & Open Space |
| Commercial & Office | Parking Facilities |
| Industrial & Manufacturing | Vacant Land |
| Transportation & Utility | Other/Unknown |

Remains Lighting
21-29 Belvidere Street, Brooklyn, NY 11206 Block 3135 Lot 36

21-29 Belvidere Street, Brooklyn, NY 11206



ZONING MAP
Major Zoning Classifications

R. C. M.

MAP KEY

12c	13a	13b
12d	13b	13c
16c	17a	17b

ZONING MAP 13b

Block 3135

Lot 36