

# PLANNING

## LAND USE & ZONING



Equity's planning group has become the go-to firm for public and private companies to provide creative and collaborative solutions to complex environmental project management and planning/land use analyses. We analyze the data, the people, and the location so stakeholders can make more informed decisions, avoid costly project delays, and create shared value while maximizing return on investment and enhancing communities.

**In the past year, Equity has appeared before the New York City Board of Standard and Appeals more than any other firm.**

Our proactive approach involves project managers regularly meeting with developers, regulators and communities to brainstorm, plan, and develop practical solutions for a variety of scenarios and projects.

We understand the needs, manage expectations and develop real world solutions to meet stakeholders' requirements. We utilize visualizations that are typically used in master planning and combine it with our technical knowledge and experience of local regulations and environmental review processes to obtain approvals for development projects.

Equity has a successful track record of appearing before and getting approvals from local community boards, New York City Board of Standards and Appeals (BSA), New York City Department of City Planning (DCP), and New York City Department of Housing Preservation & Development (HPD) just to name a few.

Our clients return again and again to Equity for strategic advice, detailed analysis, and practical execution on complex planning and land use issues across a range of areas.

## OUR SERVICES

Environmental Site Assessment & Impact Statements

Land Development Consultants – Discretionary Actions

Noise/ Air Quality Studies – NY/NJ Certified

Traffic/Transportation Studies

Geospatial Analysis – GIS

Land Use Planning – NY//NJ/PA/CT

Comprehensive & Master Planning

Shadow Studies – Diagrams

Socio-Economic Analysis and Impact Analysis

# RECENT PROJECTS



## **Ebenezer Plaza Rezoning**, Brooklyn, NY

Equity Environmental stewarded this development project, one of the first rezoning's approved under New York City's Mandatory Inclusionary Housing program, through the Environmental Assessment Process (EAS) required under City Environmental Quality Review (CEQR). Equity prepared the EAS for a Zoning Map Amendment from an M1-1 zoned site to a R7A/C2-4 and R7D/C2-4 with Zoning Text Amendment for Mandatory Inclusionary Housing, to facilitate the development of this 470,000 SF mixed-use development. This complex project, requiring fast track completion due to end of year Finance closing with NYC Housing Preservation and Development, was certified with Department of City Planning in under five months after starting the EAS.



## **645 Gates Avenue**, Brooklyn, NY

Equity completed planning and engineering work on a complex redevelopment project for a 96 unit, 6-story building in Brooklyn, NY. We supported this 100% mixed-income affordable housing development through a joint NYCBSA Special Permit and NYCHPD financing process. We also filed an application pursuant to Sections 73-03 and 73-433 of the Zoning Resolution of NYC to request a special permit to reduce existing parking spaces for income-restricted housing units. We successfully reduced the existing parking at the, "Project Area", from 106 accessory off-street parking spaces to 28 which facilitate the development of the new, six-story, mix-use, affordable housing building on the underutilized surface parking lot



## **10 Story Residential Building, East 99th St.**, New York, NY

The project site was identified by City of New York as an underutilized city asset that could accommodate supportive housing for seniors and people with disabilities. In order to get the housing project built the project needed to go through the CEQR process required for disposition of City property, Mayoral Zoning Override, and City capital and operational funding. The new project was funded through New York Stat and HUD so it was also subject to New York State Environmental Quality Review (SEQR) which is required for State capital funding and National Environmental Protection Act (NEPA) Part 58 Environmental Review which is required for HUD funding. Equity's planning group led this project through the complicated multi-agency environmental review process and successfully obtain approvals every step of the way.

## CLIENTS INCLUDE

Procida Companies

Barrone Management

Strekte

CAMBA Housing Ventures

Proto Property Services

Civic Builders

SKA Marin

Key City Capital Developers

GZA

LPC Development Group, LLC

Carthage Real Estate Adisors

ATANE

## CHARTER SCHOOLS

For the last 16 years, Equity Environmental has provided Environmental Services to facilitate the development of schools throughout NYC. We have prepared environmental assessments, traffic or safety studies, hazardous materials remediation, noise assessments, air quality or parking studies related to 78-13 BSA Special Permits of variance request related to enlargement or modification to existing legal or non-compliant structure for a variety of developers, charter schools and religious institutions.

### CHARTER SCHOOL CLIENTS INCLUDE:

Neighborhood Charter School	Lev Bais Yaakov School	Holy Cross School
International Charter School	Renaissance Charter School	South Bronx Classical Charter IV
Yeshiva Har Toah	Bright Horizons Childrens Center	Greek School
Village Community School		Bay Ridge Christian Center



#### **44th Avenue Charter School, Queens, NY**

Equity Environmental prepared an Environmental Assessment Statement and Supplemental Studies for a NYCBSA Special Permit application pursuant to Section 73-19 of the Zoning Resolution. This complex project required safety considerations related to the mix of ground floor warehouse and school use, which was addressed through a combination of building electrical controls (in ground warning lights and overhead pedestrian warning signs) employed in the ground floor building bays of the warehouse use and activated by exterior mounted motion detectors, school stewards and safety officers, proposed signage modifications, pavement markings, and geometric modifications, and a carefully considered arrival and dismissal protocol.

Equity developed trip generation characteristics for the transportation assessment by extracting and referencing Department of Education (DOE) Office of Pupil Transportation Automate the Schools (ATS) data for metro card and yellow school bus users at an existing OWNCS location, and information derived from Geographic Information Systems (GIS) analyses on OWNCS student's within walking distance of the existing school locations.



#### **411 Wales/408 Concord Ave. Charter School, Bronx, NY**

Equity completed an Environmental Assessment Statement and Supplemental Studies for a NYC Board of Standards and Appeals Special Permit application pursuant to Section 73-19 of the Zoning Resolution. NYC BSA issued a resolution, which permitted a Use Group 3 Charter School to occupy the Premises. The Premises is located within an underlying M1-2 zoning district in the Mott Haven neighborhood of Bronx Community District 1, where UG 3 schools are not permitted as-of-right pursuant to ZR Section 42-10. The application involved the renovation of an existing 54,143 gsf 2-story UG 16 warehouse building, and the development of a new two-story 6,500 gsf gymnasium at the Premises for full occupancy by a Kindergarten through 8th Grade Charter School. At full grade capacity, the new school will accommodate approximately 620 students and 102 faculty members.





## ABOUT EQUITY ENVIRONMENTAL ENGINEERING

Equity Environmental is the only firm you need for your most complex planning and environmental needs. We have experienced staff with an array of professional certifications such as professional engineers, certified planners, licensed site remediation professionals, professional geologist, certified health and safety technician and certified noise specialist to name a few.

We offer clients a “one stop shop” for solutions from planning and site assessments to remediation and design. The benefit of working with Equity is that we are there with you from the beginning - through each phase of a project - gaining a complete understanding of the project and your goals along the way, and we will be by your side until project completion.

The size of our firm allows us to be nimble and quickly deploy the proper resources in a timely manner. Our clients return to Equity again and again because of our client service and strong client communications. We are not just a consultant we are a teaming partner and believe its not just your project it is our project as well.



### Awards & Recognition

**2022 - Environmental Leadership Award - CIANJ**

**2021 - Project Merit Award - Environmental Business Journal**

**2021 - Top 3 Environmental Firms - NJBiz**

**2020 - Environmental Leadership Award - CIANJ**

**2019 - Environmental Leadership Award - CIANJ**

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**equity environmental engineering**

WORKING TOGETHER TO DESIGN SOLUTIONS

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