



PART I: GENERAL INFORMATION					
PROJECT NAME Riverside Galleria					
1. Reference Numbers					
CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency) 09DCP018R			BSA REFERENCE NUMBER (If Applicable) N.A.		
ULURP REFERENCE NUMBER (If Applicable) TBD			OTHER REFERENCE NUMBER(S) (If Applicable) (e.g., Legislative Intro, CAPA, etc.) N.A.		
2a. Lead Agency Information			2b. Applicant Information		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT WF Liberty, LLC		
NAME OF LEAD AGENCY CONTACT PERSON Robert Dobruskin Environmental Assessment and Review Division			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Steven Barshov Sive, Paget & Riesel, P.C.		
ADDRESS 120 Broadway			ADDRESS 460 Park Avenue, 10th Floor		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10022
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 212.421.2150	EMAIL sbarshov@sprlaw.com	
3. Action Classification and Type					
SEQRA Classification					
<input type="checkbox"/> UNLISTED		TYPE I; SPECIFY CATEGORY (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):		617.4(b)(6)(i,iii,v)	
Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)					
<input checked="" type="checkbox"/> LOCALIZED ACTION, SITE SPECIFIC		<input type="checkbox"/> LOCALIZED ACTION, SMALL AREA		<input type="checkbox"/> GENERIC ACTION	
4. Project Description:					
<p>The Applicant, WF Liberty, LLC, is proposing the redevelopment of a portion of a 33.68-acre property (the Project Site), which is located along the Arthur Kill waterfront in western Staten Island. The Proposed Development¹ would result in a 589,619 gross square foot (gsf) mixed-use commercial center on a 13.05-acre portion of the Project Site that would be comprised of retail, supermarket, restaurant, cinema, and small office uses, along with 1,730 required and accessory parking, public waterfront open space and natural area preservation, signage, and street and infrastructure improvements including the opening of a segment of Richmond Valley Road west of Arthur Kill Road. The Proposed Development requires special permits, authorizations, and certifications from the New York City Planning Commission (CPC), New York State Department of Environmental Conservation (NYSDEC) and U.S. Army Corps of Engineers (USACE) permits and other City agency approvals (see Page 1a, "Project Description" for additional details).</p>					
Project Location					
BOROUGH Staten Island		COMMUNITY DISTRICT(S) 3		STREET ADDRESS Arthur Kill Road/Richmond Valley Road	
TAX BLOCK(S) AND LOT(S) Blocks 7620, Lot 1, and Block 7632, Lots 1, 6, 50, 150, 151¹			ZIP CODE 10309		
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Outerbridge Crossing, Arthur Kill Road, Richmond Valley Road/Mill Creek shoreline, Arthur Kill waterway					
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1, M3-1 & SRD			ZONING SECTIONAL MAP NO: 32d		
5. REQUIRED ACTIONS OR APPROVALS (check all that apply)					
City Planning Commission: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP)					
<input type="checkbox"/> CITY MAP AMENDMENT	<input checked="" type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION			
<input type="checkbox"/> ZONING MAP AMENDMENT	<input checked="" type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAPP			
<input type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT			
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE			
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:				
<input checked="" type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> MODIFICATION; <input type="checkbox"/> RENEWAL; <input type="checkbox"/> OTHER);	EXPIRATION DATE:				

¹ The Proposed Development is comprised of a Project Site that includes Block 7620, Lot 1 and Block 7632, Lots 1, 6, 50, 150, 151, and a Development Site that includes the proposed Project Site as well as the proposed improvements to Richmond Valley Road, which involves small portions of two additional lots that are part of Block 7983, Lots 110 and 100.

A. INTRODUCTION

The Proposed Development would result in a 589,619-gross-square-foot (gsf) mixed-use commercial center comprised of destination and smaller scale retail, supermarket, restaurant, cinema, and small office use, as well as 1,730 required and accessory parking spaces, with public waterfront open space, signage, and street and infrastructure improvements including the opening of Richmond Valley Road west of Arthur Kill Road and the addition of right turn lanes into the Project Site along Arthur Kill Road. The Proposed Development requires both special permits, authorizations, and certifications from the New York City Planning Commission (CPC) which include, but are not limited to: Special Permits allowing large-scale retail establishments with no limitation on floor area per establishment in an M1-1 zoning district as well as commercial buildings greater than 30 feet in height and modifications of yard requirements; modifying the special regulations applying in the Special South Richmond Development District (SRD); modifying the special regulations applicable to waterfront zoning lots; and cross-access requirements. The proposed actions, if approved, would allow the redevelopment of this waterfront site, which is mostly vacant and portions of which have been previously used and disturbed. Assuming the requested approvals are granted, it is anticipated the building would be completed and occupied in 2019.

The proposed discretionary actions are subject to review by CPC under the City's Uniform Land Use Review Procedures ("ULURP"); the Proposed Development also requires a number of other City, State and Federal discretionary actions including but not limited to a New York State Department of Environmental Conservation ("NYSDEC") tidal wetland permit and a freshwater wetland permit from the U.S. Army Corps of Engineers ("USACE"). The New York City Department of City Planning ("DCP"), acting on behalf of CPC, is the Lead Agency for the environmental review.

B. PROJECT DESCRIPTION

REQUIRED GOVERNMENTAL APPROVALS

To develop the Proposed Development, multiple approvals are required from the CPC and the CPC Chair that, if issued, would frame and establish the proposed site plan and thereby limit the site plan and programming of the Proposed Development. The Zoning Resolution (ZR) approvals that would shape the Proposed Development include the following:

Two Special Permits:

- Special Permit pursuant to ZR 74-922 to allow large scale retail establishments in M1 districts with no limitation on floor area per establishment. Supermarkets are allowed as-of-right in M1-1 districts up to a maximum of 10,000 square feet. The design of the Proposed Development requires up to seven (7) Special Permits from CPC to authorize retail spaces and a supermarket larger than 10,000 sf.
- Special Permit pursuant to ZR 62-836, to allow bulk modification on waterfront blocks to modify the requirements of ZR 62-341(b)(3) and ZR 62-332. The design of the Proposed Development will require a Special Permit from CPC to:
 - Modify requirements set forth in ZR 62-341(b)(3) limiting height to 30 feet for commercial uses in lower density districts (M1-1).
 - Modify requirements set forth in ZR 62-332 regarding waterfront yards which would establish a minimum rear yard for the proposed development as measured from the property line adjoining the separately owned and developed Block 7626, Lots 100 and 10.

These above modifications will allow CPC to establish a site plan layout that would not adversely affect access to light and air on surrounding waterfront public access areas, streets, and properties and will create a better site plan and a better relationship with the surrounding areas than would otherwise be possible through strict adherence to the regulations.

Five Authorizations:

- Authorization pursuant to ZR 62-822(a) to allow modification of location area and dimensional requirements of waterfront public access areas and visual corridors. The design of the Proposed Development requires an Authorization by the CPC to modify requirements regarding waterfront public access areas and visual corridors. These modifications are necessary given the existing buildings and tidal wetland adjacent areas on the Project Site and

will establish a site plan that will provide equivalent public use and enjoyment of the waterfront and views to the water from upland streets and other public areas.

- Authorization pursuant to ZR 62-822(b) to allow modification of design requirements of ZR 62-60 within waterfront public access areas. The design of the Proposed Development will require an Authorization by the CPC to modify design element requirements set forth in ZR 62-60. This modification is necessary to accommodate the elevated shore public walkway proposed pursuant to ZR 62-822(a) which would allow for waterfront access while limiting impacts on tidal wetlands.
- Authorization pursuant to ZR 107-64 to waive the requirements of ZR 107-32 (tree removal). The design of the Proposed Development requires an Authorization by the CPC for removal of certain trees that would otherwise be prohibited by ZR 107-32; these are trees of 6 inches caliper or greater located outside of the proposed building footprints, driveways, areas for required parking, or located beyond 8 feet of the building walls. The removal of these trees is necessary to effectively utilize the open areas on the property as shown on the proposed site plan. This authorization allows CPC to establish a site plan that will authorize the removal of these trees and the protection of other trees not proposed to be cleared.
- Authorization pursuant to ZR 107-65 to modify the requirements of ZR 107-31 (topography). The design of the Proposed Development will require an Authorization by the CPC for the modification of natural topography beyond the amount allowed in ZR 107-31, in order to modify topography beyond two feet of cut or fill outside of building footprints, driveways or utilities, or to meet mapped grades of a street. Modification of the topography is necessary to construct the Proposed Development and to accommodate public amenities including the waterfront public open space. This authorization would allow CPC to establish a site plan that authorizes these changes in topography with the protection of existing topography on the site where it would be unaltered.
- Authorization pursuant to ZR 107-68 to permit more than 30 accessory off-street parking spaces and modify the requirements of ZR 107-251(a). The design of the Proposed Development will require an authorization by the CPC for more than 30 accessory off-street parking spaces on the Project Site. Additionally, the Proposed Development will require an authorization of the modification of access restrictions with regard to curb cuts as set forth in ZR 107-251(a) (the two curb cuts proposed along Arthur Kill Road). These modifications are necessary to provide the required accessory parking at the site. This authorization would allow for the 1,730 accessory parking spaces that are proposed at the site.

One Certification:

- Certification pursuant to ZR 62-811 to certify compliance with the requirements of waterfront access and visual corridors. As documented on the plans and findings included with this application, the waterfront public access areas and visual corridors will comply with the applicable requirements as modified by authorizations pursuant to ZR 62-822(a) and ZR 62-822(b) described above. This certification would allow CPC to establish a site plan that requires access along the waterfront and establishes the protection of view corridors.

The Applicant will also seek the following Chair Certifications and Authorization regarding cross access requirements:

- Chair Certification pursuant to ZR 36-592 to certify that cross access requirements are being met. As documented on the plans and findings included with this application, one of the required cross access connections will comply with the applicable cross access requirements (along the proposed northern private drive with a driveway access to the separately owned and developed Block 7626, Lot 10) and certification by the CPC Chair of such compliance is being sought for that connection.
- Chair Certification pursuant to ZR 36-596 to certify that no connection is required due to site constraints. As documented on the plans and findings included with this application, the Project Site is such that no cross access connection is required for the boundaries between several lots due to conditions on the site. Certification by the CPC Chairperson to the Department of Buildings that no cross access connection is required for those boundaries is being sought.
- Authorization pursuant to ZR 36-597 for a waiver or modification of cross access connections. Design of the Proposed Development makes it impracticable to provide a cross access connection at all of the boundaries. Certification by the CPC Chairperson to the Department of Buildings that no cross access connection is required for these boundaries is being sought.

These cross access requirements would ensure that adjoining non-applicant owned parcels would have a means of access and egress along shared property lines, where feasible.

Separate and apart from CPC discretionary actions, the Proposed Development requires a NYSDEC tidal wetland permit and an USACE Individual Permit for discharge of fill material into Waters of the U.S. (wetlands) for commercial development. These state and federal regulations manage development in and adjacent to tidal and freshwater wetlands. With respect to NYSDEC review and approvals relative to tidal wetlands protection, the Proposed Development requires a permit for activities in wetland adjacent areas for both the proposed buildings and the outfall proposed at Richmond Valley Road. As a result of this required approval, based on the site design discussions to date with the NYSDEC, building setbacks from tidal wetlands have been established (these setbacks are reflected in the current site plan), and there is also a requirement for green roofs to address stormwater management and runoff controls. Additionally, there is a requirement for tidal wetland protection and enhancement along the shorelines of both the Arthur Kill and Mill Creek. A USACE permit is also required for impacts on freshwater wetlands located in the center of the site. As a result of this permit, the Proposed Development would create approximately 2.76 acres (120,303 sf) of freshwater wetland within the land preservation area that is proposed on the northern portion of the site. (Preliminary discussions with NYSDEC regarding the Proposed Development have taken place and coordination with NYSDEC and USACE will continue throughout the environmental review process.) New York City Department of Transportation (NYCDOT), New York City Department of Environmental Protection (DEP), and New York City Fire Department (FDNY) approvals are also required for the design of street improvements including the mapped right-of-way of Richmond Valley Road and Arthur Kill Road and for any infrastructure improvements within the City street and proposed drainage improvements.

PROJECT SITE

The Project Site is bounded by the right-of-way and structural supports for the Outerbridge Crossing Bridge to the north, Arthur Kill Road to the east, the mapped but unbuilt Richmond Valley Road and the shoreline of Mill Creek to the south, and Arthur Kill waterway to the west out to the mapped U.S Bulkhead and Pierhead line. There are also commercial buildings to the east of the Project Site that separate part of the site from Arthur Kill Road. The Project Site totals approximately 33.68 acres (of which 8.98 acres are underwater lands and 24.70 acres are upland), including the portion of the Project Site that is within the mapped right-of-way of Richmond Valley Road and Arthur Kill Road. Richmond Valley Road has a mapped width of 80 feet at the Project Site and the mapped right-of-way extends across the Project Site between Arthur Kill Road on the east and the mapped U.S. Pierhead and Bulkhead line in the Arthur Kill on the west. While the City map shows Richmond Valley Road extending westward from the intersection with Arthur Kill Road out to the mapped bulkhead line, it is currently not built, with the exception of an approximately 50-foot-long segment west of Arthur Kill Road. The upland portion of the Project Site includes the area of the proposed development (approximately 13.05 acres), and approximately 10.86 acres that would be preserved as open space (approximately 3.44 acres), that would include a proposed public waterfront walkway and a preserved natural area comprised of wetlands and upland woods (approximately 9.97 acres, described in greater detail below).¹

The site has about 1,500 linear feet of shoreline along the Arthur Kill and 500 linear feet along Mill Creek. It is primarily wooded with some disturbed areas (e.g., trails) and evidence of fill and urban debris at the edges. The southern half of the property is relatively flat, but slopes slightly to the west and south while the northern half slopes slightly from the northeast to west.

Along the shoreline of the Arthur Kill and Mill Creek there is a mix of tidal wetlands (e.g., intertidal salt marsh, intertidal mudflats, and maritime beach) and tidal wetland adjacent area on the Project Site that totals approximately 9.97 acres. The NYSDEC-regulated tidal wetland adjacent area also extends across a portion of the mapped but unbuilt Richmond Valley Road. The total area of NYSDEC-regulated tidal wetlands on the Project Site is 1.55 acres and the tidal wetland adjacent area totals approximately 5.87 acres. There are also wooded freshwater wetlands on the Project Site as defined by the USACE methodology that total 3.58 acres.² An adjoining lot that is partially within the undeveloped portion of Richmond

¹ The component areas of the Project Site as described add to greater than the total area of the project site (33.63 acres), due to overlap between the wetlands areas and both the area of lands underwater and the open space area.

² The sum of the NYSDEC-regulated and USACE-regulated wetlands areas is greater than the total area of wetlands (9.97 acres) due to overlap between these jurisdictional wetland descriptions.

Valley Road (Block 7983, Lot 110) is owned by DEP; this lot is part of the DEP Mill Creek Bluebelt system and a small portion of the lot is within the right-of-way of the mapped, but unbuilt, Richmond Valley Road.

There is one standing structure on the Project Site, which is a 3,900-sf single-family residential building (referred to as the “Cole House”), on Block 7632, Lot 6. The New York City Landmarks Preservation Commission (LPC) rejected an application to designate the Cole House as a City landmark, and the New York State Historic Preservation Office (SHPO) has determined that it is not eligible for listing on the State/National Registers of Historic Resources.

The Project Site is mostly zoned M1-1, which allows light manufacturing and warehouse uses; a small portion of the southerly portion of the Project Site is zoned M3-1. The M1-1 zoning district allows a range of commercial uses as-of-right, with a supermarket and certain other retail uses limited as-of-right to a maximum of 10,000 sf. For up to seven (7) retail spaces, including the supermarket, which is proposed to exceed 10,000 sf, Special Permits will be sought from CPC to increase the allowed floor area to greater than 10,000 sf. In addition to the underlying zoning, the Project Site is located in the SRD, which is a special zoning overlay district that regulates changes to natural features, such as trees and topography, establish special building height and setback limits, and include designated open space (DOS). The City’s waterfront zoning also applies (see “Required Governmental Approvals,” above, for a complete description of the zoning regulations that apply to the Project Site).

Although the Project Site has frontage along Arthur Kill Road, a developed and separately owned lot also separates part of it from Arthur Kill Road. The Project Site also has frontage along the mapped but unbuilt right-of-way along Richmond Valley Road.

PROPOSED PROJECT

BUILDING PROGRAM

The Proposed Development would create a mixed-use commercial center up to three stories high (90 feet above grade) with destination and smaller-scale retail uses, a supermarket, restaurants, a small office use, and a cinema, with accessory parking, public waterfront open space along the Arthur Kill, and associated street and infrastructure improvements including the build-out of Richmond Valley Road with the required infrastructure (e.g., storm sewers, water lines) that would provide access to the site. **Table 1** shows the proposed building program. With the exception of the cinema, the proposed uses would be located on the first and second floor levels of the Proposed Development, and the cinema would be located on the second floor and third floor levels. The Proposed Development would also include a restaurant that is proposed to be located on the roof of one of the buildings located along the westerly private drive (the square footage of the restaurant space is included in the total floor area). The Proposed Development would retain the Cole House, the existing residential building on the Project Site, for use as a restaurant on the ground floor and office space on the second floor (e.g., management office).

Inclusive of the Cole House and the rooftop restaurant, the proposed mixed-use development would contain 300,128 gsf of general retail uses, a supermarket of up to 80,000 gsf, 53,770 gsf of restaurant uses, a 55,000-gsf (1,088-seat) cinema, and 1,500 gsf of office space in the second floor of the Cole House, with 4,800 gsf of mechanical and operational space and 94,421 gsf of structured parking space.

Table 1
Proposed Development—Development Program for Analysis

Use	ZR Use Group	Approximate Size (gross square feet)
General Retail	6	300,128 gsf
Restaurants ¹	6	53,770 gsf
Supermarket	6	80,000 gsf
Cinema	8	55,000 gsf
Office	6	1,500 gsf
Mechanical/Operational	N/A	4,800 gsf
Parking	N/A	94,421 gsf
Total Floor Area		589,619 gsf
Note: ¹ Includes 3,700 sf of fast food establishment.		
Source: Studio V Architecture, PLLC, January 2016		

PARKING AND CIRCULATION

The general retail, restaurant, and limited office uses that are proposed total 355,398 gsf; these uses have a zoning requirement for accessory parking of one car per 300 sf, and thus require 1,185 parking spaces. The theater use is designed to have 1,088 seats with a zoning parking requirement for accessory parking of one car per eight seats and thus requires 136 parking spaces. The supermarket use totals 80,000 sf with a zoning parking requirement for accessory parking of one car per 200 sf and thus requires 400 parking spaces. Therefore, the Proposed Development requires a total of 1,721 accessory parking spaces per zoning (1,730 are proposed). This required accessory parking would be provided in a structured parking garage that would have 1,655 spaces, with an additional 75 surface parking spaces to be provided along the private drives, for a total of 1,730 accessory parking spaces on the Project Site. The parking in the proposed three-level garage would be as follows:

- Parking level 1: 1,310 cars
- Parking level 2: 200 cars
- Parking level 3: 145 cars

It is expected that the proposed parking would be operational for 24 hours and the parking garage would have a gated entrance; during non-business hours, this parking is expected to be accessible only to maintenance and support staff and deliveries. Additionally, new public on-street parking would be provided along the improved Richmond Valley Road. This is expected to provide a total of approximately 18 public parking spaces.

Access to and egress from the Proposed Development would be via the existing signalized intersection of Arthur Kill Road and Richmond Valley Road and two additional proposed private driveways to the north along Arthur Kill Road. At Richmond Valley Road, the Proposed Development would improve the existing mapped Richmond Valley Road right-of-way westward from Arthur Kill Road. Richmond Valley Road would be approximately 80 feet wide and 680 long, as measured from Arthur Kill Road to the entrance to the proposed parking garage. Additionally, there would be grading of slopes south of the southerly sidewalks to meet the grade of the adjacent property. Therefore, in addition to these proposed improvements to Richmond Valley Road, the southbound approach to this intersection along Arthur Kill Road would be widened to provide a right-turn-only lane for entry onto Richmond Valley Road and into the Proposed Development; the existing signal would also be modified to account for the proposed street improvements. Another entrance and exit would also be provided to Arthur Kill Road to the north. This is a new two-way private drive that would require a new curb cut along Arthur Kill Road. A right turn lane entrance along the southbound Arthur Kill Road would also be provided at this location. Finally, a two-lane entrance-only driveway leading to the proposed garage would be provided immediately north of Richmond Valley Road just north of the Cole House.

The Proposed Development includes constructing and opening as a public street the mapped but unbuilt portion of Richmond Valley Road that would extend west from Arthur Kill Road to the Arthur Kill waterfront. Since this will be a

public street, this street design needs to meet NYCDOT design standards. Additionally, the proposed right turn lanes along Arthur Kill Road are in the mapped right-of-way and require NYCDOT design approval.

Pedestrian access into the Proposed Development would be provided with new sidewalks along Arthur Kill Road and Richmond Valley Road and also along the proposed private drives that are internal to the Project Site. Pedestrian access would be provided from these sidewalks to the proposed public waterfront walkway (described below). Additionally, the Proposed Development includes elevated walkways connecting the second floors of the proposed buildings. Access to the second level of retail space fronting Richmond Valley Road would be provided from Arthur Kill Road via a shopping passage to be provided at the entry plaza to be located near the Cole House. The proposed buildings along the westerly private drive (the main retail drive) would also have second-level pedestrian walkways connecting the retail establishments. This would include walkways parallel to the private drive with crossings over the private drive at various locations and linkages that would slope down to the waterfront walkway.

The main loading area adjacent to the supermarket would be accessible through the back road access off Arthur Kill Road, right next to the Cole House. The road is one way only and leads from Arthur Kill Road west to the loading area. After loading/unloading traffic would pass through the retail building onto the main retail drive, and then further onto Richmond Valley Road to exit the premises.

A secondary loading area right north off Richmond Valley Road would be accessible through either Richmond Valley Road driving west or through the private drive to the north, connecting to the main retail drive, and then via Richmond Valley Road. Two additional small loading areas would be located on the main retail drive, which would be accessible either via Richmond Valley Road or via the private drive to the north.

WATERFRONT PUBLIC OPEN SPACE

As described above, approximately 10.86 acres of the Project Site would be open space under the Proposed Development, including providing a total of approximately 3.44 acres of landscaped public open space along the Arthur Kill waterfront. The proposed waterfront open space also includes a public walkway along the Arthur Kill. This waterfront open space would also include landscaping and tidal wetland enhancements along the shore line. The portion of the Mill Creek waterfront on the Project Site would also include landscaping improvements and wetland enhancements along the shore line. The proposed public waterfront public open space would complement the Proposed Development and would provide a new public amenity on the Project Site. The proposed open spaces and ecological improvements would be completed in conjunction with the Proposed Development.

The waterfront public open space would consist of an elevated shore public walkway providing access to the Arthur Kill waterfront, an entry terrace with seating and shade trees, an overlook with seating, and a beach area. All areas in the open space would be landscaped with native plantings and vegetation. Inland connections would be provided to allow access from the adjacent neighborhood on foot or by bicycle. All pedestrian areas would be ADA accessible.

NATURAL AREA PRESERVATION, RESTORATION, AND ENHANCEMENT

The Proposed Project requires disturbances of freshwater wetlands as defined by USACE, construction in tidal wetland-adjacent area as regulated by NYSDEC, and tree clearing, which is regulated by the SRD. Therefore, it is an objective of the Proposed Development to restore and protect both freshwater and tidal wetland habitats and to provide substantial replacement tree plantings that create and restore woodland habitats on the Project Site for use by resident and migratory wildlife. Protecting, restoring, and enhancing these habitats would provide better nesting, foraging, and cover opportunities for wildlife while diversifying the Project Site's ecology.

Included in these proposed enhancements is a 2.76-acre (120,303 sf) freshwater wetland creation proposed to be sited in the northern portion of the Project Site while the proposed tidal wetland restoration and enhancements would be established along the west (Arthur Kill) and south (Mill Creek) shorelines. The western and southern shorelines would provide the tidal wetlands restoration and enhancements through the planting of native salt-tolerant intertidal, high marsh, and tree and shrub vegetation. The proposed tidal wetland and adjacent area restoration and enhancements total approximately 2.93 acres (127,725 sf). The Project Site's existing habitats and natural grade and contours serve as the basis for this proposed wetland restoration and enhancement design. Thus, the northern portion of the site, which includes wooded wetlands would be preserved and enhanced through the establishment of planted freshwater wetlands inclusive of existing native emergent marsh, scrub-shrub, and tree habitats. There would be three zones of freshwater wetlands:

emergent marsh, scrub/shrub, and wooded. Emergent marshes would be planted with rushes (e.g., hard stem bulrush, soft rush) and sedges (e.g., fox sedge, and the lurid sedge), and common three-square. Scrub/shrub habitat would be planted with red chokeberry, bayberry, gray dogwood, elderberry, and arrowwood. Wooded wetlands would be planted with species native to Staten Island such as black willow, red maple, blackgum, pin oak, and sweetgum. In addition to the wooded freshwater wetland, a wooded coastal upland would be created along the Mill Creek portion of the Project Site, extending to the westerly end of Richmond Valley Road.

STORMWATER MANAGEMENT PLAN

The Proposed Development includes a stormwater management design comprised of approximately 5.09 acres of green roof on the proposed structures coupled with other stormwater best management practices and infrastructure designed to comply with the *New York State Stormwater Management Design Manual*. There would be a total of four outfalls, one public outfall at the end of Richmond Valley Road (to be designed to DEP standards), and three private outfalls adjacent to the western shore.

BUILD YEAR

It is expected that the Proposed Development would be constructed and operating in 2019.

PURPOSE AND NEED

C. PROJECT GOALS

The goals of the Applicant are to: redevelop this underutilized waterfront property for the purposes of generating income, while providing site redevelopment and economic benefits for western Staten Island; create substantial new publicly accessible waterfront open space on the Project Site where none currently exists; improve Richmond Valley Road and open it to the waterfront; provide ecological enhancement and restoration at the site with the potential for educational opportunities; and preserve the historic and cultural features of the Project Site (e.g., the Cole House) for adaptive reuse.

The Proposed Development would provide an important commercial mixed-use destination for Staten Island residents with commercial retail uses supported by a multiplex cinema, and restaurant/dining uses a small amount of supporting office space. The frontage along the Arthur Kill waterfront, now privately owned, unimproved, and inaccessible to the public, would be transformed into a new public waterfront space that would support not only the needs of project-generated patrons, visitors, guests, and employees, but the community. The proposed commercial development, coupled with the waterfront open space and entertainment uses, has been designed to provide an attractive waterfront amenity for both residents of the neighborhood and Staten Island as a whole. In addition, public improvement includes constructing a mapped, but currently unbuilt, public street, Richmond Valley Road, out to the Arthur Kill which would open up new physical and visual access to the waterfront and which is consistent with applicable requirements of the Zoning Resolution. The Proposed Development would also provide ecological benefits with a natural area preservation and restoration on the northern portion of the Project Site where freshwater wetlands would be established, coupled with a storm water management improvements, including approximately 5.09 acres of green roof on the proposed structures, and tidal wetland restoration and enhancement along the western (Arthur Kill) and southern (Mill Creek) shorelines

In sum, approval of the Proposed Actions above would facilitate the proposed private development of property while advancing a number of public goals including providing public access to the waterfront, wetland and ecological enhancements, and reuse of a historic resource.

D. ANALYSIS FRAMEWORK

INTRODUCTION

The *CEQR Technical Review Manual* will serve as the principal guide for the methodologies and impact criteria to be used in evaluating the Proposed Development's potential impacts on the environment. The EIS will disclose the Proposed Development's potential adverse impacts on the environmental setting and it is anticipated that the Proposed Development would be completed and operational in 2019. Therefore, the environmental setting is not the current environment, but the future projected conditions in 2019. Thus, the technical analyses and consideration of alternatives to be provided in the DEIS will include descriptions of existing conditions, conditions in the future without the Proposed Development (i.e., the No Action condition in 2019), and conditions in the future with the Proposed Development (the With Action condition in 2019). The incremental difference between the No Action and With Action conditions is then used to determine the potential environmental impacts of the Proposed Development.

NO ACTION CONDITION

In the No Action condition, it is assumed for the purposes of this analysis that there will not be any new development on the Project Site, which consists of vacant land, wetlands, unbuilt streets, and one residential structure. Therefore, conditions on the Project Site would not change from existing conditions. In this scenario, no redevelopment is provided that would enliven the waterfront and provide public access. The existing residential building on Block 7632, Lot 6 would remain in the No Action scenario.

WITH ACTION CONDITON

The proposed actions would allow the Proposed Project and, through approval of the proposed site plan and building program, would delineate the size, location, and height of the proposed buildings and footprints, and the configuration and number of accessory parking spaces. Given the actions necessary for implementation of the Proposed Development, most importantly the Special Permits for retail uses and the supermarket use over 10,000 sf, the parking requirements, and the site plan approvals that will address tree clearings, grading, waterfront open space, and view corridors, the Proposed Development would be limited to the building footprints, floor area, height, and parking as shown on the site plan and described in this Draft Scope of Work. Given these regulatory approvals any deviations from the Proposed Development program or the site plan by increasing or changing floor area, shifting the building footprints or increasing heights, or adding or subtracting the number of proposed parking spaces, would require the Applicant (or subsequent landowner) to seek additional discretionary action(s) from CPC and possibly NYSDEC and USACE.

In order to provide a conservative environmental review of the Proposed Actions, a Reasonable Worst Case Development Scenario (RWCDS) for the With Action scenario was developed based on the Applicant's proposed development program. These retail types include general retail, restaurants, supermarket, a cinema, and small office as described in this Draft Scope of Work. With the proposed development, the built Floor Area Ratio (FAR) would be 0.46, which is less than the maximum FAR of 1.0 permitted under the current zoning. However, development larger than that proposed in the RWCDS and this Draft Scope of Work could not occur given the zoning approvals that are necessary including the Special Permit required for supermarket and retail uses greater than 10,000 sf, limitations on building heights through the required height waivers, and the accessory parking requirements and approvals that together would limit the development program to that proposed above. There are also the waterfront zoning provisions requiring waterfront access and visual corridors coupled with the SRD requirements for tree clearing and protection and topographical modification. Together these approvals establish a comprehensive set of regulatory approvals for the Proposed Development. Moreover, the proposed site plan is further shaped and constrained by the tidal and freshwater wetlands and wetland adjacent area approvals that are required from NYSDEC and USACE. Thus, the Proposed Development described in this Draft Scope of Work is the maximum development for the Project Site, represents the best mix of uses for the Proposed Development, and provides a reasonable worst case development scenario as the basis for the project's environmental review, with the necessary approvals and restrictions in place to ensure that the development program fully represents the development potential of the site as proposed by the Applicant. **Table 2** presents a summary of the RWCDS for the Proposed Development.

Table 2
Reasonable Worst Case Development Scenario

Block/Lot Number(s)	Project Info	Existing Conditions	No-Action	With-Action	Increment (With Action)
Block 7620, Lot 1 & Block 7632, Lots 6, 50, 150, 151	Project Site Size (sf)	33.68 acres	33.68 acres	33.68 acres	0
	Residential Floor Area	3,900 gsf	3,900 gsf	0	-3,900 gsf
	Commercial Floor Area	0	0	490,398 gsf	490,398 gsf
	Accessory Parking	0	0	94,421 gsf (1,730 spaces)	94,421 gsf (1,730 spaces)
	Mechanical and Operational	0	0	4,800	4,800
	Building Height (ft.)	25	25	Up to 90'	Up to 90'
	Publicly Accessible Open Space	0	0	3.44 acres	3.44 acres
	Total Built Floor Area	3,900 gsf	3,900 gsf	589,619 gsf	585,719 gsf

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION **See Page 1a**

Board of Standards and Appeals: YES NO

VARIANCE (USE)
 VARIANCE (BULK)
 SPECIAL PERMIT (if appropriate, specify type: MODIFICATION; RENEWAL; OTHER); EXPIRATION DATE:

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

Department of Environmental Protection: YES NO If "yes," specify: **DEP Site Connection Approvals and partial use of DEP property for street construction (the mapped but unbuilt segment of Richmond Valley Road)**

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

LEGISLATION FUNDING OF CONSTRUCTION; specify
 RULEMAKING POLICY OR PLAN; specify
 CONSTRUCTION OF PUBLIC FACILITIES FUNDING OR PROGRAMS; specify
 384(B)(4) APPROVAL PERMITS; specify
 OTHER; EXPLAIN

Other City Approvals Not Subject to CEQR (check all that apply)

PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) LANDMARKS PRESERVATION COMMISSION APPROVAL
 OTHER; explain:

State or Federal Actions/Approvals/Funding: YES NO If "yes," specify **NYSDEC and USACE wetland permits (see Page 1a).**

6. 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 11x17 inches in size and, for paper filings, must be folded to 8.5x11 inches.

SITE LOCATION MAP ZONING MAP SANBORN OR OTHER LAND USE MAP
 TAX MAP FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
 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.): **1,430,735** Waterbody area (sq. ft.) and type: **398,197 (Arthur Kill)**
Roads, building and other paved surfaces (sq. ft.): **2,500** Other, describe (sq. ft.): **0**

7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development below facilitated by the action)
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): **589,619** GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): **589,619**
NUMBER OF BUILDINGS: **13** HEIGHT OF EACH BUILDING (ft): **35' and up to 90'** NUMBER OF STORIES OF EACH BUILDING: **2 to 3**

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 non-applicant owned area:

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 disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: **13.05** sq. ft. (width x length) VOLUME OF DISTURBANCE: **+/-2,200,500** cubic feet (width x length x depth)
acres
AREA OF PERMANENT DISTURBANCE: **13.05** sq. ft. (width x length)
acres

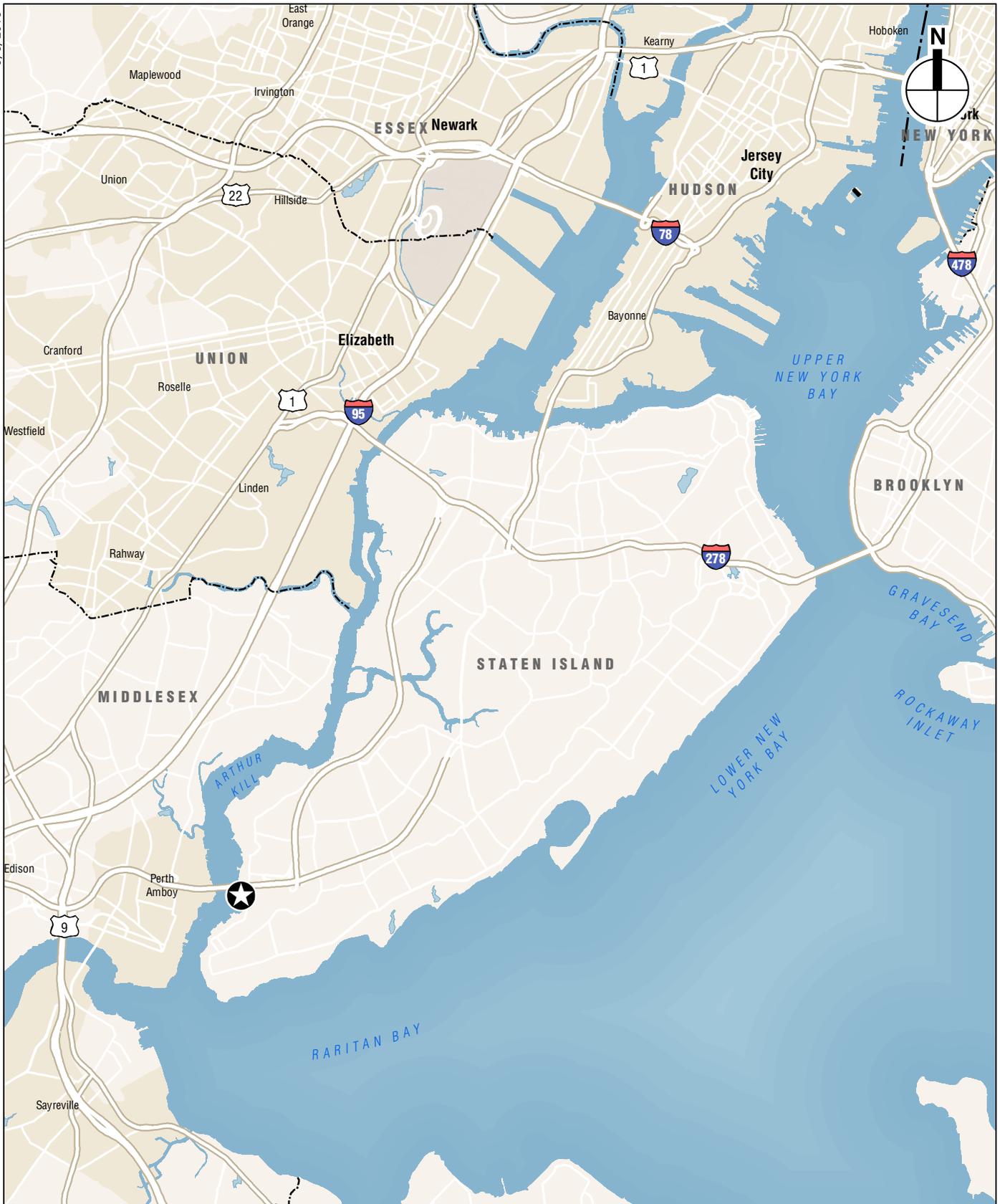
8. Analysis Year *CEQR Technical Manual, Chapter 2*
ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL): **2019**
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: **18 months**

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES NO IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: **Clearing and grading, excavation, superstructure, building finishes, streets and infrastructure, finishes, landscaping and wetland restoration**

9. Predominant Land Use in the Vicinity of Project? (Check all that apply)

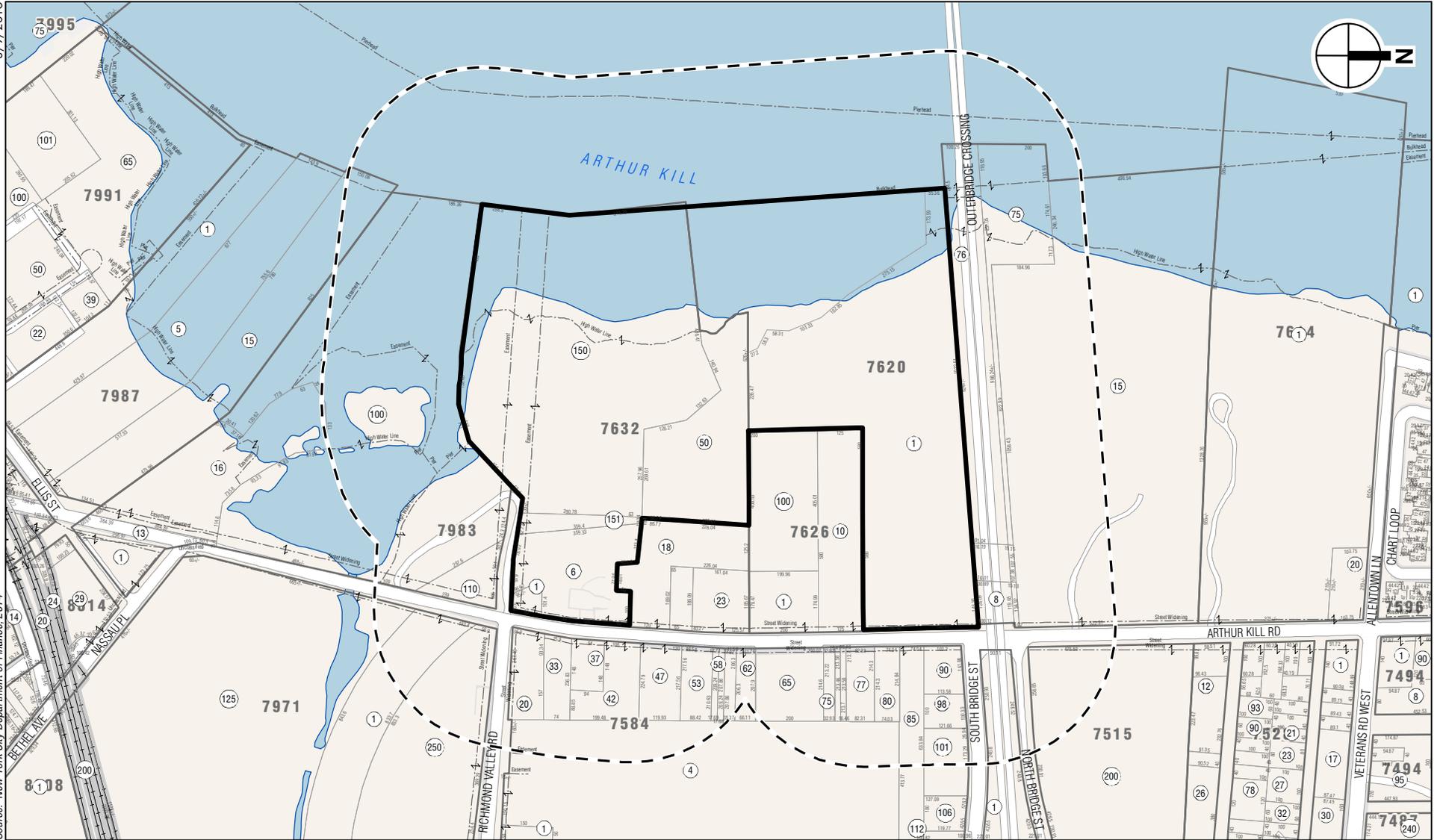
RESIDENTIAL MANUFACTURING COMMERCIAL PARK/FOREST/OPEN SPACE OTHER, specify:

3/8/2016

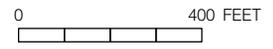


 Project Location

0 4 MILES



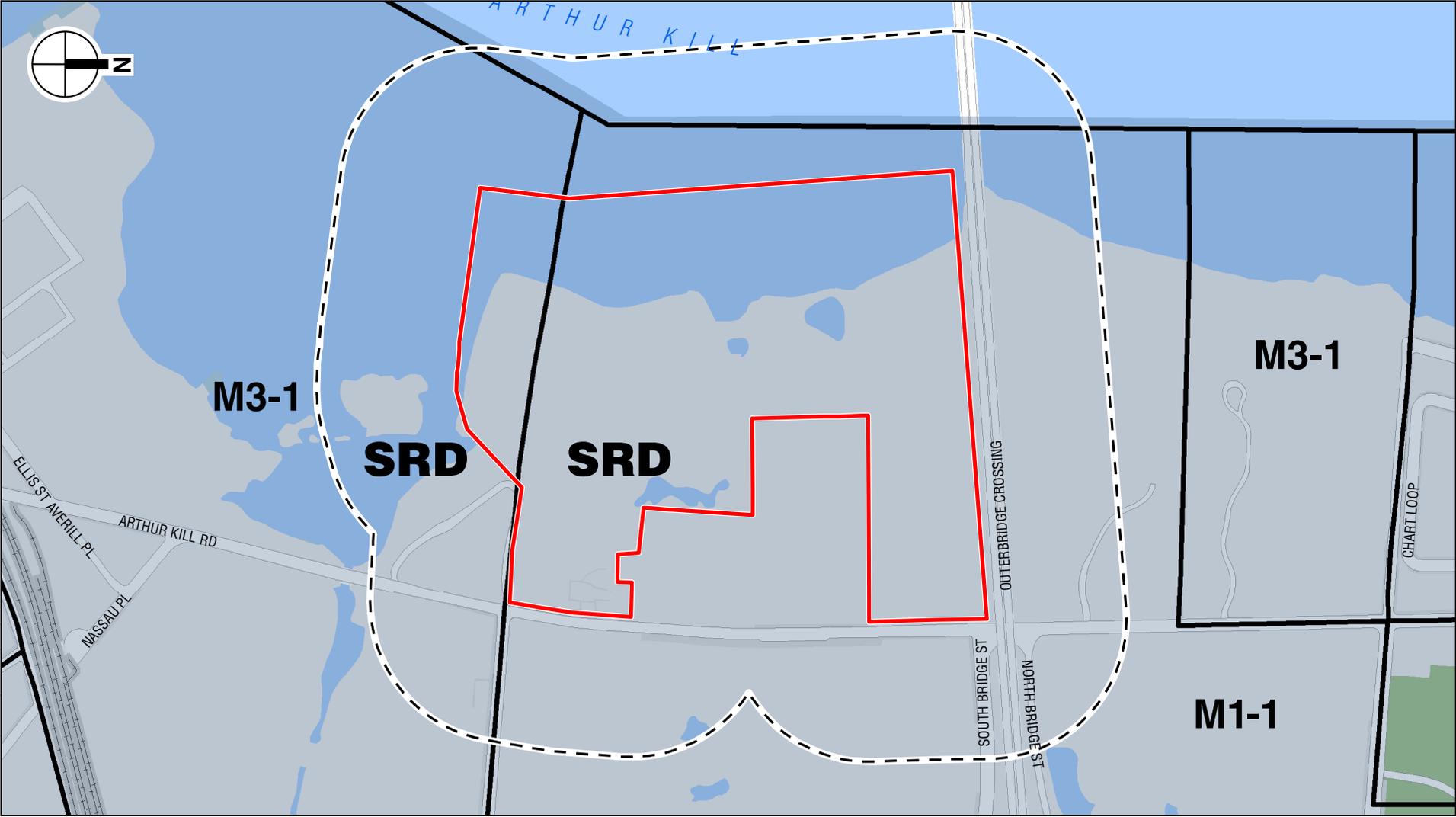
- Project Site
- Study Area (400-foot boundary)
- Tax Block Boundary
- Tax Lot Boundary
- Tax Lot Number
- Condo Tax Lot Number
- C: 40 Condo Flag/Condo Number
- Easement
- Other Tax Boundary
- Possession Hooks
- 206.73 Tax Lot Dimension



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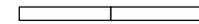


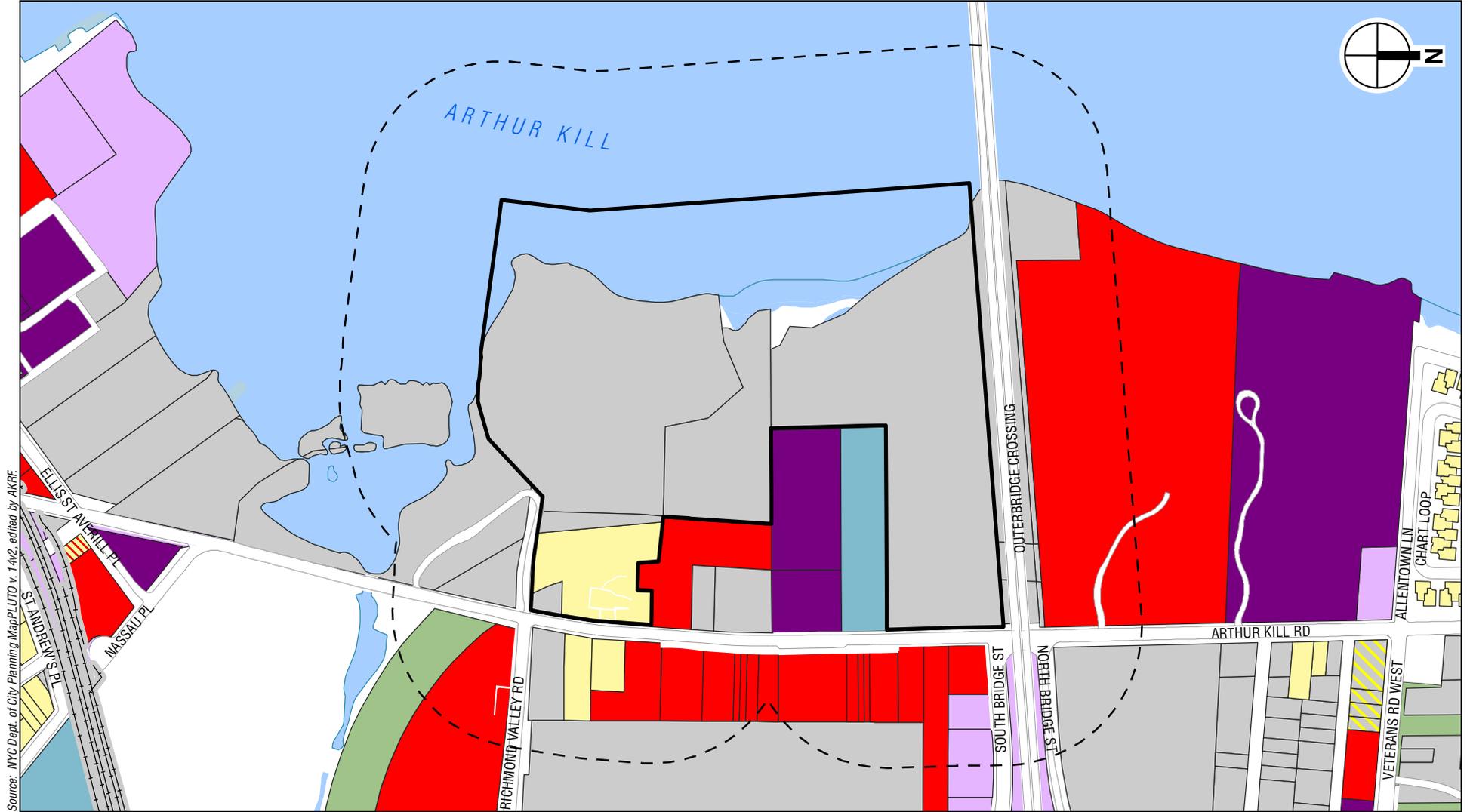
Source: NYC Dept. of City Planning, August 2014



-  Project Site
-  Study Area (400-foot boundary)
-  Zoning Districts

0 400 FEET

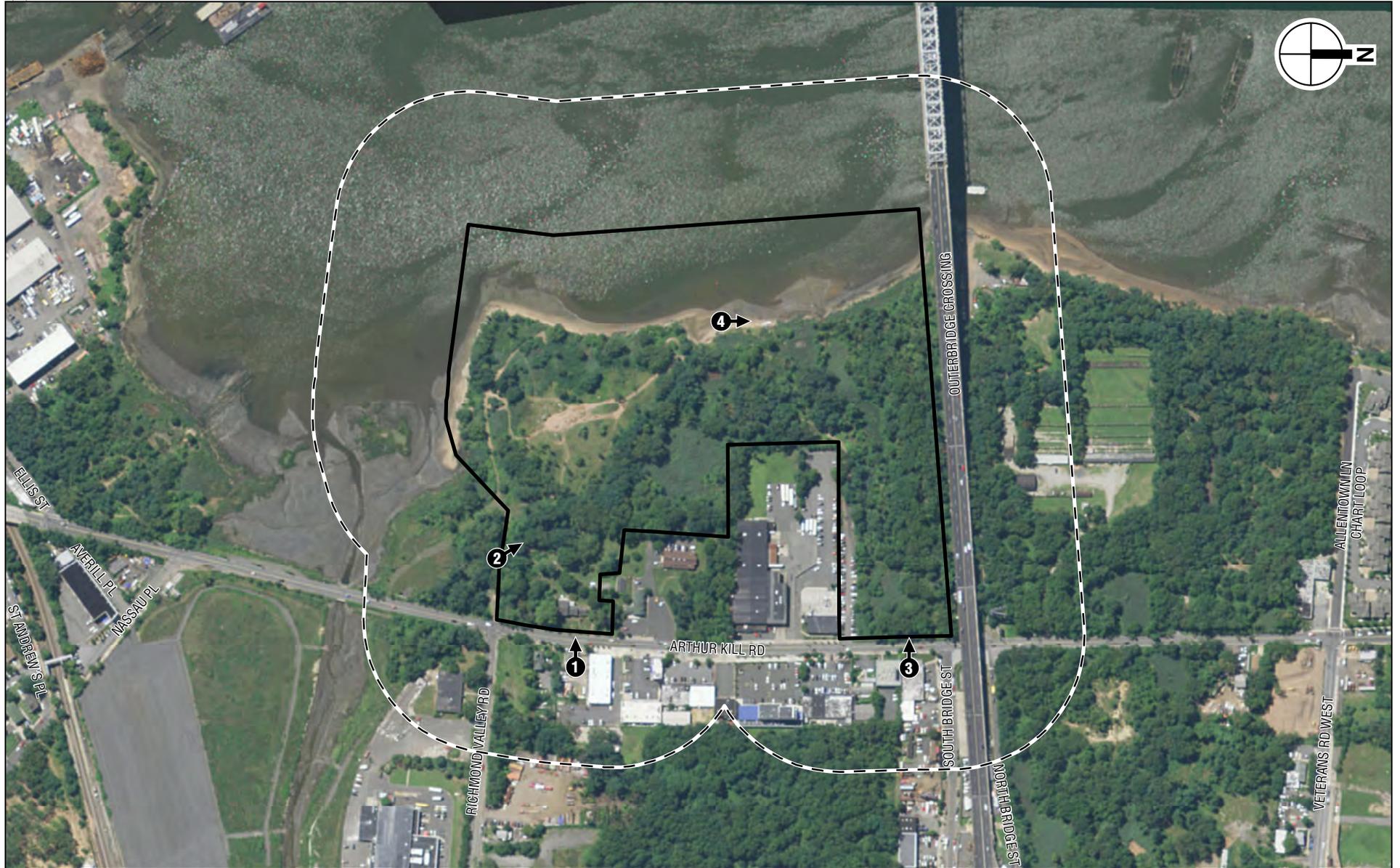




Source: NYC Dept. of City Planning MapPLUTO v. 14/2, edited by AKRF

- Project Site
- Study Area (400-foot boundary)
- Commercial and Office Buildings
- Industrial and Manufacturing
- Open Space and Outdoor Recreation
- Public Facilities and Institutions
- Residential
- Residential with Commercial Below
- Transportation and Utility
- Vacant Land
- Under Construction



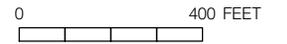


Project Site

Study Area (400-foot boundary)



Photo View Direction and Reference Number





View West Facing the Cole House 1



View Facing Northwest from Richmond Valley Road 2



View Facing West from Arthur Kill Road 3



View of Shoreline Facing North Towards the Outerbridge Crossing 4

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

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

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following				
Describe type of residential structures	Single Family House (±0.9 acres)	Single Family House¹ (±0.9 acres)		-0.9 acres
No. of dwelling units	1	1		
No. of low- to moderate-income units				
Gross Floor Area (sq. ft.)	±3,900 gsf	±3,900 gsf	0	-3,900 gsf
Commercial	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)	N/A	N/A	General Retail, Supermarket, Restaurants, Cinema, Office (±13.05 acres)	General Retail, Supermarket, Restaurants, Cinema, Office (±13.05 acres)
Gross floor area (sq. ft.)	0	0	490,398²	+490,398³
Manufacturing/Industrial	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify				
Community Facility	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following				
Type				
Gross floor area (sq. ft.)				
Vacant Land	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe	Undeveloped land, unbuilt streets (±32.73 acres)⁴	Undeveloped land, unbuilt streets (±32.73 acres)⁵	0	-32.73 acres⁶
Publicly Accessible Open Space	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)	0	0	±3.4 acres Waterfront Open Space	+3.4 acres of public Waterfront Open Space with additional preserved land²
Other Land Uses	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, describe				

¹ The existing house would be converted to commercial use with the Proposed Development.

² This number does not include mechanical/operational or parking floor area.

³ This number does not include mechanical/operational or parking floor area.

⁴ This number does not include the portion of the Project Site that is developed with a residential building (noted above).

⁵ This number does not include the portion of the Project Site that is developed with a residential building (noted above).

⁶ The Project Site (33.68 acres) includes an underwater area (8.98 acres) and is currently vacant except for the residential building on Lot 6 (0.9 acres). With the Proposed Development, the 24.70-acre upland portion would be redeveloped with a commercial center covering approximately 13.05 acres and approximately 10.86 acres would be preserved, including 3.44 acres of publicly-accessible waterfront open space and approximately 9.97 acres of mapped wetlands. See page 1a for more information.

Parking				
Garages	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces	0	0	1,655	+1,655
Operating hours	N.A.	N.A.	24 hours	24 hours
Attended or non-attended			Attended	Attended
Lots	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces	0	0	75 (private drive parking)	+75 (private drive parking)
Operating hours			24 hours	24 hours
Other (includes street parking)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, describe			Opening of Richmond Valley Road (west of Arthur Kill Road) ±18 spaces	Opening of Richmond Valley Road (west of Arthur Kill Road) +18 spaces
	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Population				
Residents	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If any, specify number	0	0	0	0
Briefly explain how the number of residents was calculated	Current residential building on the Project Site is unoccupied.			
Businesses	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If any, specify the following:				
No. and type			±90 Retailers, ±12 Dining Establishments, Supermarket, Cinema	+90 Retailers, +12 Dining Establishments, Supermarket, Cinema
No. and type of workers by business			±1,280	+1,280
No. and type of non-residents who are not workers			+/- 50,000 per day (patrons)	+50,000 per day (patrons)
Briefly explain how the number of businesses was calculated	Estimated number of business provided by the development team			
Other (students, visitors, concert-goers, etc.)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If any, specify number				
Briefly explain how the number of students was calculated				
Zoning				
Zoning classification	M1-1, M3-1; SRD	M1-1, M3-1; SRD	M1-1, M3-1; SRD	
Maximum amount of floor area that can be developed	1.0 FAR ¹	1.0 FAR ¹	1.0 FAR ¹	
Predominant land use and zoning classifications within land use study areas or a 400-foot radius of proposed project	M1-1, M3-1, SRD; Residential, Commercial, Open Space/Vacant Land	M1-1, M3-1, SRD; Residential, Commercial, Open Space/Vacant Land	M1-1, M3-1, SRD; Residential, Commercial, Open Space/Vacant Land	
Attach any additional information as may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

¹ Maximum FAR for M3-1 zones is 2.0 FAR, but the portion of the Project Site zoned M3-1 would not be developed as part of the Proposed Project.

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 attach supporting information, if needed) 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 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 either provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. LAND USE, ZONING AND PUBLIC POLICY: <i>CEQR Technical Manual, Chapter 4</i>		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input 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. See the Draft Scope of Work to Prepare a DEIS		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
○ If "yes," complete the Consistency Assessment Form. See Attached Form		
2. SOCIOECONOMIC CONDITIONS: <i>CEQR Technical Manual, Chapter 5</i>		
(a) Would the proposed project:		
• Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
○ If "yes," answer questions 2(b)(ii) and 2(b)(iv) below.		
• Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
○ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
• Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
○ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
• Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
○ If "yes," answer question 2(b)(v) below.		
(b) If 'Yes' to any of the above, attach supporting information to answer the relevant questions. See the Draft Scope of Work to Prepare a DEIS If 'No' was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these displaced represent more than 5% of the primary study area population?	N/A	
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	N/A	
ii. Indirect Residential Displacement		
○ Would expected average incomes of the new population exceed the average incomes of the study area populations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
○ If "yes:"	N/A	
▪ Would the population of the primary study area increase by more than 10 percent?	N/A	
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	N/A	
○ If "yes," to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	N/A	

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

	YES	NO
5. SHADOWS: CEQR Technical Manual, Chapter 8.		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year. See the Draft Scope of Work to Prepare a DEIS		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual, Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State, or National Register Historic District? (See the <u>GIS System for Archaeology and National Register</u> to confirm.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input checked="" type="checkbox"/>	<input 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 archaeological resources. See the Draft Scope of Work to Prepare a DEIS		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual, Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the questions above, please provide the information requested in <u>Chapter 10</u> . See the Draft Scope of Work to Prepare a DEIS		
8. NATURAL RESOURCES: CEQR Technical Manual, Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <u>Chapter 11</u> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources. See the Draft Scope of Work to Prepare a DEIS		
(b) Is any part of the directly affected area within the <u>Jamaica Bay Watershed</u> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <u>Jamaica Bay Watershed Form</u> and submit according to its <u>instructions</u> .		
9. HAZARDOUS MATERIALS: CEQR Technical Manual, Chapter 12		
(a) Would the proposed project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designations or a 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 <u>Appendix 1</u> (including nonconforming uses)?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury, or lead-based paint?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: Former on-site manufacturing use; historic fill; illegal dumping; and off-site manufacturer with numerous documented discharges (leading to Mill Creek).		
(i) Based on the Phase I Assessment, is a Phase II Assessment needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual, Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project is located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 sq. ft. or more of commercial space in Manhattan, or at least 400 residential units or 150,000 sq. ft. 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 is located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drain areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	N/A	
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See the Draft Scope of Work to Prepare a DEIS		
11. SOLID WASTE AND SANITATION: CEQR Technical Manual, Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 166,730 lbs.		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	N/A	
12. ENERGY: CEQR Technical Manual, Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 127,664,370 mBTU		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual, Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions: See the Draft Scope of Work to Prepare a DEIS		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 in Chapter 16 for more information.</i>	<input checked="" 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 checked="" 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?	N/A	
14. AIR QUALITY: CEQR Technical Manual, Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "Yes," would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input checked="" type="checkbox"/>	<input 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) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See the Draft Scope of Work to Prepare a DEIS		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual, Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (see <u>Local Law 22 of 2008</u> ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		YES	NO
16. NOISE: CEQR Technical Manual, Chapter 19			
(a) Would the proposed project generate or reroute the vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of sight to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See the Draft Scope of Work to Prepare a DEIS			
17. PUBLIC HEALTH: CEQR Technical Manual, Chapter 20			
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality, Hazardous Materials, Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.			
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual, Chapter 21			
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(b) If "Yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. See the Draft Scope of Work to Prepare a DEIS			
19. CONSTRUCTION: CEQR Technical Manual, Chapter 22			
(a) Would the project's construction activities involve:			
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o Construction activities within a Central Business District or along an arterial or major thoroughfare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
o Closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
o Closure of a community facility or disruption in its service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See the Draft Scope of Work to Prepare a DEIS			
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 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:	SIGNATURE	DATE	
Jennifer Coghlan, SVE, Page & Kiesel PC	Jennifer Coghlan	6/20/16	
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 II Technical Analyses: Additional Responses

The Proposed Development would affect various areas of environmental concern and have the potential for significant adverse impacts. Therefore, as specified in the attached Draft Scope of Work, the Proposed Project will be the subject of an Environmental Impact Statement (EIS). Analyses of the Proposed Development will be conducted in accordance with the 2014 *CEQR Technical Manual*, and the details of such analyses are set forth in the attached Draft Scope of Work.

In support of the response to the screening checklist provided above in EAS Part II, a screening assessment is provided below for the technical areas of: community facilities; and energy.

COMMUNITY FACILITIES

According to the *CEQR Technical Manual*, preliminary thresholds indicating the need for detailed community facility analyses are as follows:

- Public Schools: More than 50 new elementary/middle school or 150 high school students.
- Libraries: A greater than 5 percent increase in the ratio of residential units to libraries in the borough. For Staten Island, this is equivalent to residential population increase of 652 residential units.
- Health Care Facilities (outpatient): The ability of health care facilities to provide services for a new project usually does not warrant a detailed assessment under CEQR. Generally, a detailed assessment of health care facilities is included only if a proposed action would directly affect the physical operations of, or access to and from, a hospital or public health clinic, or if a proposed action would create a sizeable new neighborhood where none existed before.
- Child Care Facilities (publicly funded): More than 20 eligible children based on the number of new low/moderate-income residential units by borough. For Staten Island, an increase of 217 low/moderate-income residential units exceeds this threshold.
- Fire Protection: The ability of the fire department to provide fire protection services for a new project usually does not warrant a detailed assessment under CEQR. Generally, a detailed assessment of fire protection services is included only if a proposed action would directly affect the physical operations of, or access to and from, a fire station house, or if a proposed action would create a sizeable new neighborhood where none existed before.
- Police Protection: The ability of the police department to provide public safety for a new project usually does not warrant a detailed assessment under CEQR. Generally, a detailed assessment of police protective services is included only if a proposed action would directly affect the physical operations of, or access to and from, a precinct house, or if a proposed action would create a sizeable new neighborhood where none existed before.

The Proposed Development would not result in any increase in residential population, and therefore does not warrant an analysis of public schools, libraries, or child care facilities. In addition, the Proposed Development would not directly affect any existing community facility or create a new neighborhood where none existed before. Therefore, the Proposed Development would not have any significant adverse impacts on community facilities and no further analysis is needed. The EIS will not include a community facilities analysis.

ENERGY

As described in the *CEQR Technical Manual*, all new structures requiring heating and cooling are subject to the 2010 New York City Energy Conservation Code. Therefore, the need for a detailed assessment of energy impacts would be limited to projects that may significantly affect the transmission or generation of energy. According to the *CEQR Technical Manual*, a detailed assessment of energy impacts is only required for projects that would significantly affect the transmission or generation of energy or that would result in substantial consumption of energy. The Proposed Development would not affect the transmission or generation of energy. It is expected that the Proposed Development,

when in operation, would consume approximately 127,535 million British Thermal Units (BTU) per year.¹ This would not be considered a significant demand for energy. Therefore the Proposed Development would not result in significant adverse impacts to energy supply or consumption, and no further analysis is warranted. The EIS will not include an energy analysis.

¹ Based on the rates provided in Table 15-1 of the *CEQR Technical Manual*.

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

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

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.	Potentially Significant Adverse Impact	
	YES	NO
IMPACT CATEGORY		
Land Use, Zoning, and Public Policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Socioeconomic Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shadows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic and Cultural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban Design/Visual Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazardous Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewer Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solid Waste and Sanitation Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Neighborhood Character	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction	<input checked="" 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 EARD Director	LEAD AGENCY NYC Department of City Planning
NAME Robert Dobruskin	DATE 9/6/16
SIGNATURE 	

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 6NYCRR, Part 617, State Environmental Quality Review, the [] 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 that finds, because the proposed project:

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	LEAD AGENCY	
NAME	SIGNATURE	DATE