



PART I: GENERAL INFORMATION

PROJECT NAME South Avenue Retail Development

1. Reference Numbers

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency) 17DCP030R	BSA REFERENCE NUMBER (If Applicable)
ULURP REFERENCE NUMBER (If Applicable) TO COME	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g., Legislative Intro, CAPA, etc.)

2a. Lead Agency Information

NAME OF LEAD AGENCY New York City Department of City Planning	2b. Applicant Information
NAME OF LEAD AGENCY CONTACT PERSON Robert Dobruskin	NAME OF APPLICANT Josif A LLC
ADDRESS 120 Broadway, 31st Floor	NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Mitchell A. Korbey Herrick, Feinstein LLP
CITY New York STATE NY ZIP 10271	ADDRESS 2 Park Avenue
TELEPHONE 212-720-3423 FAX	CITY New York STATE NY ZIP 10016
EMAIL ADDRESS rdo Brus@planning.nyc.gov	TELEPHONE 212-592-1483 FAX
	EMAIL ADDRESS mkorbey@herrick.com

3. Action Classification and Type

SEQRA Classification
 UNLISTED TYPE I; SPECIFY CATEGORY (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): **617.4(b)(6)**

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)
 LOCALIZED ACTION, SITE SPECIFIC LOCALIZED ACTION, SMALL AREA GENERIC ACTION

4. Project Description:

The applicant, Josif A LLC, is requesting a special permit pursuant to Zoning Resolution (ZR) Section 74-922 to allow retail establishments with Use Group 6 and 10A uses in excess of 10,000 square feet in an M1-1 district and an amendment to the City Map to demap portions of Garrick Street, Amador Street, Albany Avenue, and Morrow Street (unbuilt streets), and to map a new section of Morrow Street and realign the intersection of Morrow Street and Forest Avenue. The proposed actions would facilitate a proposal by the applicant to develop a total of 219,377 zoning square feet (zsf) (approximately 226,000 gross square feet [gsf]) of Use Group (UG) 6, UG 10A, and UG 16 uses and 838 required accessory parking spaces. Please see Page 1A for more information.

Project Location

BOROUGH Staten Island	COMMUNITY DISTRICT(S) 1	STREET ADDRESS 534 South Avenue
TAX BLOCK(S) AND LOT(S) Block 1707, Lots 1 and 5	ZIP CODE 10303	
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Approximately bounded by Forest Avenue, South Avenue, Amador Avenue (unbuilt) and Morrow Street (built and unbuilt)		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1		ZONING SECTIONAL MAP NO: 20d

5. REQUIRED ACTIONS OR APPROVALS (check all that apply)

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

<input checked="" type="checkbox"/> CITY MAP AMENDMENT	<input type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION
<input type="checkbox"/> ZONING MAP AMENDMENT	<input type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> 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:	

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

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION **74-922**

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

Project Description

A. INTRODUCTION

The applicant, Josif A LLC, is requesting a special permit pursuant to Zoning Resolution (ZR) Section 74-922 to allow retail establishments with Use Group 6 and 10A uses in excess of 10,000 zoning square feet (zsf) in an M1-1 district and an amendment to the City Map to demap portions of Garrick Street, Amador Street, Albany Avenue, and Morrow Street (unbuilt streets) and to map a new section of Morrow Street and realign the intersection of Morrow Street and Forest Avenue. The proposed actions would facilitate a proposal by the applicant to develop a total of 219,377 zsf¹ (approximately 226,000 gross square feet [gsf]) of Use Group (UG) 6, UG 10A, and UG 16 uses, and 838 required accessory parking spaces.

The proposed actions would facilitate the applicant's proposal through approval of the site plan, which establishes the location, maximum floor area, allowable UGs, and building footprint of the proposed development, and the configuration and number of parking spaces. The proposed development would therefore be limited to the building footprints, UGs, and floor area shown on the authorized site plan and the layout and maximum number of parking spaces. However, the site plan does not set the size and location of the individual tenants within the development, which could fall under UG 6 (local retail establishments), UG 10A (large retail establishments), and UG 16 (semi-industrial facilities, including automotive uses), and allows flexibility for where the approved and permitted uses are located within the approved development footprint. As described below, a Reasonable Worst Case Development Scenario (RWCDS) has been established for the environmental review which is definite in terms of UGs and the sizes of development footprints, but is illustrative in terms of tenant uses. The RWCDS includes approximately 92,000 gsf of UG 10A wholesale warehouse space, 67,000 gsf of UG 6 supermarket space, 66,000 gsf of UG 6 or 10A general retail uses, 500 gsf of UG 16 gas station space, 500 gsf of UG 6 automated bank teller space², and 838 at-grade accessory parking spaces (see **Figure 6a**). It is anticipated that the proposed project would be completed by 2019.

The development site for the proposed project is located at 534 South Avenue (Block 1707, Lots 1 and 5) in the Mariners Harbor neighborhood of Staten Island Community District 1. The 28.3-acre project site is located in a M1-1 zoning district and is bounded by Forest Avenue and Wemple Street (which is mapped but not built) to the north, South Avenue to the east, Amador Street (which is mapped but not built), to the south, and Morrow Street (which is partially built and partially unbuilt) to the west.

B. PROJECT DESCRIPTION

ACTIONS NECESSARY TO FACILITATE THE PROPOSAL

The applicant is requesting the following discretionary actions:

- A special permit pursuant to ZR Section 74-922 to allow retail establishments with UG 6 and 10A uses in excess of 10,000 zsf in an M1-1 district, contrary to the existing regulations of ZR Section 42-12. The proposed development

¹ Total includes 218,625 zsf of UG 6 or 10A retail space in five buildings (Retail A through E), a 355 zsf gas station, and a 397 zsf automated bank teller.

² For purposes of analysis, gross square foot areas are approximate and are calculated based on a 3 percent adjustment to zoning floor area; the gas station and automated bank teller spaces are of roughly equal size in zoning floor area (355 zsf and 397 zsf, respectively) and are therefore assumed to each have approximately 500 gsf of space.

would conform to existing zoning regulations with respect to building bulk and the provision of accessory parking spaces.

- An amendment to the City Map to demap portions of Garrick Street, Amador Street, and Albany Avenue, and Morrow Street (unbuilt streets), and to map new sections of Morrow Street and realign the intersection of Morrow Street and Forest Avenue.

In addition to the CPC actions, a New York State Department of Environmental Conservation (DEC) freshwater wetlands permit is required for the proposed project and will be issued within 60 days following completion of the CEQR/SEQR process.¹ The project in its current plan avoids all regulated jurisdictional waters and wetlands of the U.S. within the development site and does not require a U.S. Army Corps of Engineers (USACE) Section 10 or 404 permit.

DESCRIPTION OF THE PROJECT AREA

DEVELOPMENT SITE

The development site is a vacant wooded parcel with approximately 6.93-acres of mapped DEC and USACE jurisdictional wetland areas along the southern portion of the 28.3-acre zoning lot. The 1,231,609-square foot (sf) site includes: Lot 1 (813,639 sf) and Lot 5 (285,951 sf) of Block 1707; the unbuilt portion of Wemple Street adjacent to Lot 1 (6,964 sf); and the streets bordering the site that are proposed to be demapped (125,055 sf). The development site includes the 7,721-sf area that would be mapped and added to Morrow Street to accommodate the realignment of the intersection of Morrow Street and Forest Avenue with an existing signalized intersection, and the additional 1,102-sf area that would be mapped to provide a cul-de-sac on the City map at the southern terminus of the Street (the cul-de-sac will not be built). These actions would reduce the size of the development site (Block 1707, Lot 5) by approximately 8,823 sf.

The unbuilt streets proposed for demapping that are included in the development site total 125,055 sf, consisting of the mapped but unbuilt portion of Garrick Street between Amador Street and Wemple Street (58,408 sf), the mapped but unbuilt portion of Morrow Street between the proposed cul-de-sac and Amador Street (20,836 sf), and the mapped but unbuilt portion of Amador Street between South Avenue and Morrow Street (45,811 sf) that would all be demapped as part of the proposed actions (see **Figure 6b**). The applicant holds title to these areas and they are reflected in the zoning lot calculation for the development site.

As noted above, the development site contains DEC and USACE mapped wetlands at its southern and western ends. There are approximately 6.32 acres of mapped USACE-regulated freshwater wetlands on the development site (4.36 acres of jurisdictional wetlands, 1.96 acres of non-jurisdictional isolated wetlands), as well as approximately 8.77 acres of DEC-regulated freshwater wetland (FW) and freshwater wetland adjacent area (FWAA) (5.06 acres FW, 3.71 acres of FWAA), and approximately 3.17 acres of DEC-regulated tidal wetland (TW) and tidal wetland adjacent area (TWAA) (0.50 acres TW, 2.67 acres TWAA).² The totals do not account for overlap between the DEC freshwater wetland, freshwater wetland adjacent area, and tidal wetland adjacent area. In 2008, the applicant proposed a site plan for the development of the site that included a protected wetland enhancement area and buffer planting area. Following review of the proposed delineation by DEC, and requested revisions to the site plan, DEC provided conditional sign-off in 2012 for the site to be developed in substantial accordance with that site plan. Since that 2012 agreement, the applicant has amended its development plan for the development site with respect to the program and physical layout but has not altered the overall footprint of the area to be developed or the wetland enhancement and buffer planting areas to be protected. In letters dated April 15, 2015, and August 19, 2015, DEC confirmed that the proposed site plan, as shown on **Figure 6a**, is in substantial accordance with the 2012 agreement.

¹ Per a 2012 Stipulation Agreement, DEC determined that the only individual permit necessary for the proposed development is a freshwater wetland permit and a SPDES general permit for stormwater discharges from construction (as applicable), and that tidal wetland permits are not required.

² Totals do not include wetland areas located in the portion of Morrow Street at the northwest corner of the development site.

ADDITIONAL DEMAPPING AREAS

The mapping action to de-map un-built mapped streets would extend south, beyond the development site, to clean up the City Map by removal of unbuilt streets mapped over wetland areas. Outside of the development area, the proposed actions include the demapping of:

- The 20,977-sf area within Block 1717, Lot 140 that consists of a portion of Garrick Street between Amador Street and Goethals Road North.
- The 27,623-sf area within Block 1715, Lot 100 that consists of a portion of Amador Street between Garrick Street and South Avenue and a portion of Garrick Street between Amador Street and Goethals Road North.
- The 89,588-sf area within Block 1717, Lot 95 that consists of a portion of Albany Avenue between Amador Street and Goethals Road North, a portion of Amador Street between Albany Avenue and Garrick Street, and a portion of Garrick Street between Goethals Road North and Amador Street.

The mapping actions outside of the development site are intended to rationalize the City map by removing mapped but unbuilt streets from mapped wetland areas. These properties are not controlled by the applicant and no land use changes would be expected to occur in these areas as a result of the proposed actions. Control of this land area would continue to be held by the respective owners of those properties.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

Approval of the proposed actions would facilitate new commercial development on the development site and circulation improvements, including the realignment of Morrow Street and new curb cuts.

DEVELOPMENT PROGRAM

The proposed project includes 219,377 zsf of UG 6, 10A, and 16 uses (approximately 226,000 gsf) and 838 accessory parking spaces. As noted above, the proposed actions include a special permit to allow retail establishments with Use Group 6 and 10A uses in excess of 10,000 zsf in an M1-1 district. The proposed actions would facilitate the applicant's proposal through approval of the site plan, which establishes the location, maximum floor area, allowable UGs, and building footprint of the proposed development, and the configuration and number of parking spaces. The proposed development would therefore be limited to the building footprints, UGs, and floor area shown on the authorized site plan and the layout and maximum number of parking spaces. However, the site plan does not set the size and location of the individual tenants within the development, which could fall under Use Group 6, 10, and 16, and allows flexibility for where the approved and permitted uses are located within the approved development footprint. In the event the gas station or automated bank teller were reduced in size, this space could become parking or open space. It could not be used as UG 6 or 10A retail space, if such space exceeds a size of 10,000 square feet or does not conform to the approved site plan, without further discretionary approvals. As shown in **Figure 6a**, the proposed site plan would include buildings of 14,500 zsf, 15,400 zsf, and 188,725 zsf, all containing UG 6 and/or 10A, and two structures totaling 752 zsf (intended for an as-of-right UG 16 gas station [355 zsf] and UG 6 automated bank teller [397 zsf]). Parking would be provided for 838 spaces accessory to the proposed retail uses. The proposed development program is summarized in **Table 1**.

**Table 1
Proposed Development Program**

Map Label	Use Group	Zoning Floor Area (ZSF)	Gross Floor Area (GSF) ¹	Parking Required ²
Retail A ³	6 or 10A	14,500	15,000	49
Retail B ³	6 or 10A	15,400	16,000	52
Retail C	6 or 10A	89,760	92,000	299
Retail D ³	6 or 10A	33,965	35,000	113
Retail E	6 or 10A	65,000	67,000	325
Gas Station, Automated Bank Teller ⁴	16/6	752	1,000	N/A
TOTAL:		219,377	226,000	838

Note: ¹Gross square foot (gsf) areas are approximate and are calculated based on a 3 percent adjustment to zoning floor area.
²One parking space is required for every 300 zsf of general retail and wholesale warehouse uses and for every 200 zsf of supermarket uses, which has been conservatively assumed for Retail E.
³Retail A, B, D, and E could be occupied by Use Group (UG) 6 or 10A uses or other uses permitted within M1-1 zoning districts (not subject to the 10,000 zsf limitation). The proposed actions would facilitate the applicant's proposal through approval of the site plan, which would set the size and location of the proposed development, and the configuration and number of parking spaces. The proposed development will be limited to the building footprints and floor area shown on the authorized site plan and the layout and number of parking spaces. However, the site plan does not set the size and location of the individual tenants within the development, which could fall under Use Group 6, 10, and 16, and allows flexibility for where the approved and permitted uses are located within the approved development footprint.
⁴The gas station and automated bank teller spaces are of roughly equal size in zoning floor area (355 zsf and 397 zsf, respectively, for a combined total of 752 zsf) and are therefore assumed to each have approximately 500 gsf of space, for a combined total of 1,000 gsf.

Source: Carpenter Environmental Associates, Inc. and Rampulla Associates Architects, LLP (10/01/15)—See Figure 6a.

CIRCULATION PLAN

Currently, an unsignalized entrance roadway at the northwest corner of the development site provides access to the adjacent movie theater complex, which has an existing curb cut on the open and built portion of Morrow Street. The proposed project would map an additional area of Morrow Street and realign the street so that it would utilize the existing traffic light located at the easterly curb cut for the Home Depot site on the northern side of Forest Avenue (see **Figure 6a**). Primary access to the development site from Forest Avenue would be provided by this re-aligned roadway, which would continue to provide access to the movie theater zoning lot located on the west side of Morrow Street. Two-way, right-in/right-out only access from Forest Avenue would also be provided from a proposed curb cut to the east of the main entrance, which would not be signalized. A third vehicular entrance would provide two-way access to South Avenue from the eastern boundary of the development site. The applicant is proposing that this entrance would be signalized.

WETLANDS PRESERVATION

The proposed project would result in development on a portion of the DEC FWAA and isolated USACE wetland areas, but would preserve approximately 6.93 acres of mapped wetland areas. The proposed project would also provide a landscaped buffer between the proposed retail center and the regulated wetland areas to be preserved. A stormwater management area would also be provided, to the south of the supermarket portion of the proposed development. In total, preserved DEC and USACE jurisdictional wetland, stormwater management, and landscaping areas total 10.78 acres. As noted above, DEC confirmed in letters dated April 15, 2015, and August 19, 2015 that the proposed site plan, as shown on **Figure 6a**, is in substantial accordance with the applicant's 2012 agreement with DEC. After the ULURP process has been completed, the applicant will complete and finalize the DEC permit process.

C. PURPOSE AND NEED OF THE PROPOSED ACTIONS

The applicant's goal is to transform this underutilized site into an attractive commercial destination with a variety of retail uses, including a supermarket and a wholesale warehouse, for which the applicant has identified a demand in this area of Staten Island. The applicant's goals also include providing an efficient site plan while preserving and enhancing ecologically-sensitive wetland areas.

As noted above, the applicant is seeking approval of the following proposed discretionary actions: (1) a special permit pursuant to ZR Section 74-922 to allow Use Group 6 and 10A retail uses in excess of 10,000 square feet in an M1-1 district; (2) the demapping of Garrick Street, Albany Avenue, and Amador Street (unbuilt streets), and the unbuilt section of Morrow Street within the wetlands area; and (3) mapping of a new section of Morrow Street to accommodate the realignment of the intersection of Morrow Street and Forest Avenue. In addition, as noted above, the development site contains DEC and USACE mapped wetlands. Therefore, a DEC freshwater wetlands permit is required for the proposed project to ensure compliance.

Under existing zoning regulations, uses permitted as-of-right on the development site include general service and manufacturing uses (Use Groups 16 and 17), a wide range of commercial uses (Use Groups 5 through 14, some of which, such as Use Groups 6 and 10A, are limited to 10,000 zsf per establishment), and a limited number of community facility uses (Use Group 4). Most destination retail uses are allowed only by CPC special permit. The permitted commercial uses are reflected in the No Action scenario, which is described below. The proposed special permit is required to allow retail uses in excess of 10,000 zsf (Use Groups 6 and 10A). Without the proposed special permit, the proposed wholesale warehouse establishment and supermarket could not be developed, and stores with UG 6 and UG 10A uses would be limited to 10,000 zsf or less. Therefore, the proposed special permit is necessary to achieve the applicant's goals and objectives, which include responding to the demand in the surrounding community for a new supermarket, wholesale warehouse, and supporting retail uses.

The demapping actions are proposed in order to rationalize the street network in this area, which contains unbuilt mapped streets over sensitive wetland areas. These unbuilt mapped streets are not expected to ever be built, as they extend through regulated wetland areas over other private properties. The mapping actions outside of the development site are intended to rationalize the City map by removing mapped but unbuilt streets from mapped wetland areas. Since the City does not hold title to these mapped but unbuilt streets, the proposed demapping actions would not add lot area to any properties. Control of this land area would continue to be held by the respective owners of those properties. The applicant believes that the mapping actions for the northern portion of Morrow Street would also help facilitate efficient access to the development site and circulation within the development site, and make use of an existing signalized intersection on Forest Avenue. The demapping of the southern (unbuilt) portion of Morrow Street is proposed in response to the desire of DEC to preclude the potential for future development in adjacent undeveloped wetland areas.

The applicant believes that the proposed project responds to the demand for commercial uses in the area—including a supermarket and wholesale warehouse. The site is accessible to major roadways, including Forest and South Avenues, and is in close proximity to the Staten Island Expressway. It is also located near west Staten Island's numerous residential neighborhoods. The applicant intends to create a new active commercial development and provide a new supermarket and wholesale warehouse to respond to local demand.

D. ANALYSIS FRAMEWORK

The 2014 *New York City Environmental Quality Review (CEQR) Technical Manual* will serve as a general guide on the methodologies and impact criteria for evaluating the proposed project's potential effects on the various environmental areas of analysis. In disclosing impacts, the EIS will consider the proposed project's potential adverse impacts on its environmental setting. It is anticipated that the proposed project would be built and operational in 2019. Consequently, the environmental setting is not the current environment, but the future environment. Therefore, the technical analyses and consideration of alternatives include descriptions of existing conditions, conditions in the future without the proposed project (the No Action condition), and conditions in the future with the proposed project (the With Action condition). The incremental

difference between the No Action and With Action conditions is analyzed to determine the potential environmental effects of the proposed project.

NO ACTION SCENARIO

Absent the proposed actions, the development site is assumed to be developed with six new buildings (plus a gas station and automated bank teller), all conforming with existing M1-1 zoning regulations (see **Figure 7**). The new development would total approximately 228,250 gsf. The northern portion of the development site is anticipated to be developed with four new buildings containing five uses (Retail A and B, and Retail/Office C, D, and F). These buildings would each be one story tall and each use would contain approximately 10,500 gsf of new retail and/or office space. The northern portion of the development site would also contain a gas station (500 gsf) and automated bank teller (500 gsf). The southern portion of the development site would be developed with two new one- to two-story buildings containing six uses (Retail G, H, J, K, L, and T), which would contain approximately 174,750 gsf of new retail space. Uses could include a toy store, a pet store, a sporting goods store, a shoe store, and a liquor store. A summary of the No Action development program is provided in **Table 2**.

The No Action project would not require any discretionary approvals, and would not include the mapping or demapping of any City streets.

To fulfill the accessory parking requirements of the retail space, the No Action scenario would also include a total of 736 parking spaces. These spaces would be located on the northern portion of the development site. The No Action development would have the same overall development footprint as the proposed project, and would also preserve 10.78 acres of mapped wetlands (including a buffer area and stormwater management area). The No Action development would be built in substantial accordance with the DEC-approved site plan.

The size of the development site will remain unchanged from existing conditions in the No Action scenario, at 1,231,609 sf (28.3 acres). In the No Action scenario, the built FAR of the development site would be 0.19, which is below the maximum permitted FAR of 1.0. Although the proposed FAR is less than what is permitted under zoning, additional retail uses cannot be feasibly accommodated on the development site in the No Action condition, due to the constraints of the DEC-approved site plan and the parking requirements associated with the proposed commercial uses. The DEC-approved site plan constrains development by precluding the development of 10.78 acres of the site containing mapped wetland areas, a landscaped buffer between the retail center and the regulated wetland areas to be preserved, and a stormwater management area. In addition, parking regulations require 1 parking space for every 300 zsf of general retail or office uses. Parking regulations therefore function as a *de facto* constraint on new development since a substantial amount of developable land area is required to be used for parking. Thus, the applicant considers developing any additional floor area in the No Action scenario to be infeasible. The development site could attract smaller retailers and commercial tenants, and other neighborhood services but a discretionary approval is requested to facilitate the development of larger uses, including a supermarket and wholesale warehouse, on the development site. As noted above, providing a supermarket and wholesale warehouse use on the development site is one of the applicant's goals, in order to respond to local demand. There is current interest and a tentative agreement for a wholesale warehouse use on the development site. In the event that the proposed wholesale warehouse use does not move forward, the applicant will proceed with developing the site with other allowable commercial uses, as summarized in **Table 2** and **Figure 7**.

**Table 2
No Action Scenario Development Program**

Use	Type of Use	Use Group ¹	Zoning Floor Area (ZSF)	Gross Floor Area (GSF) ²	Parking Required ³
Retail A	General Retail	6 or 10A	10,000	10,500	33
Retail B	General Retail	6 or 10A	10,000	10,500	33
Retail/Office C	Retail or Office	6 or 10A	10,000	10,500	33
Retail/Office D	Retail or Office	6 or 10A	10,000	10,500	33
Retail/Office F	Retail or Office	6 or 10A	10,000	10,500	34
Retail G	Toy Store	6	60,000	61,750	200
Retail H	Pet Store	6	25,000	25,750	83
Retail J	Sporting Goods	6 or 14	25,000	25,750	84
Retail K	Shoe Store	6	20,000	20,500	67
Retail L	Liquor Store	6	20,000	20,500	67
Retail T	General Retail	6 or 10A	20,000	20,500	67
Other	Gas Station, Automated Bank Teller ⁴	16/6	752	1,000	2
TOTAL:			220,752	228,250	736
<p>Note: ¹An illustrative program is provided for analysis purposes. In the No-Action condition the applicant could develop the site with the uses shown above and/or with uses permitted as-of-right in M1-1 zoning districts, which are: 5, 7, 8, 9, 11, 12, 13, 14, 16, and 17, as well as UG 6 and UG 10 provided the use is less than 10,000 zsf.</p> <p>²Gross square foot (GSF) areas are approximate and are calculated based on a 3 percent adjustment to zoning floor area.</p> <p>³ parking space is required for every 300 zsf of general retail or office uses.</p> <p>⁴ The gas station and automated bank teller spaces are of roughly equal size in zoning floor area (355 zsf and 397 zsf, respectively, for a combined total of 752 zsf) and are therefore assumed to each have approximately 500 gsf of space, for a combined total of 1,000 gsf.</p> <p>Sources: Carpenter Environmental Associates, Inc. and Rampulla Associates Architects, LLP —See Figure 3.</p>					

WITH ACTION SCENARIO

The proposed actions would facilitate the applicant's proposal through approval of the proposed site plan, which establishes the location, maximum floor area, allowable UGs, and building footprint of the proposed development and the configuration and number of parking spaces. The proposed development would therefore be limited to the building footprints, UGs, and floor area shown on the authorized site plan and the layout and number of parking spaces.¹

While the approvals would allow certain specific UGs, a variety of use types under the UG categories could occupy that space. For the purposes of environmental review of the proposed actions, an RWCDs has been established. This RWCDs is illustrative in terms of tenant uses but as explained above, is certain in terms of allowable UGs and maximum floor area. In the With Action scenario it is assumed that the development site would be redeveloped with a total of 226,000 gsf of new UG 6, 10A, and 16 retail uses and 838 accessory parking spaces. Specific retail types were assumed to include an approximately 92,000-gsf UG 10A wholesale warehouse, an approximately 67,000-gsf UG 6 grocery store, approximately 66,000 gsf of UG 6 or 10A general retail uses, an approximately 500-gsf UG 16 gas station, and an approximately 500-gsf UG 6 automated bank teller.² These uses and sizes were chosen to provide a conservative analysis and are based on

¹ The site plan does not set the size and location of the individual tenants within the development, which could fall under Use Group 6, 10, and 16, and allows flexibility for where the approved and permitted uses are located within the approved development footprint. In the event the gas station or automated bank teller were reduced in size, this space could become parking or open space. It could not be used as UG 6 or 10A retail space, if such space exceeds a size of 10,000 square feet or does not conform to the approved site plan, without further discretionary approvals

² As noted above, for purposes of analysis, gross square foot areas are approximate and are calculated based on a 3 percent adjustment to zoning floor area; the gas station and automated bank teller spaces are of roughly equal size in zoning floor area (355 zsf and 397 zsf, respectively) and are therefore assumed to each have approximately 500 gsf of space.

typical retail uses in similar developments as well as the Applicant's intended development program. With regards to the supermarket and wholesale warehouse, these were included in the RWCDs because they are high generators of vehicle trips and their inclusion provides for a more conservative analysis. Additionally, the size of the wholesale warehouse is based on the tentative agreement between the applicant and the prospective tenant. The size of the supermarket is limited to 65,000 zsf, (67,000 gsf) as the required parking has been calculated assuming this size, and the layout and maximum number of parking spaces would be subject to approval as part of the special permit approval process. A larger supermarket would not be possible since this would require additional parking which the site plan could not accommodate without additional discretionary actions. Finally, the size of the proposed grocery store and wholesale warehouse are considered in the upper range of what is comparable for grocery stores and wholesale warehouses in this community and are therefore considered reasonable.

As shown in **Figure 6a**, the proposed site plan would include five uses; the northern section of the development site would include two one-story retail buildings (Retail A and Retail B), and the southern portion would include a one-story retail building with three uses (Retail C, Retail D, and Retail E). Retail A and Retail B would contain approximately 15,000 gsf and 16,000 gsf of UG 6 or 10A (general retail) space, respectively, with storefronts facing Forest Avenue. Retail C would be expected to accommodate an approximately 92,000-gsf UG 10A warehouse wholesale store. Retail D would contain approximately 35,000 gsf of UG 6 or 10A (general retail) space, between Retail C and Retail E, which could contain an approximately 67,000-gsf UG 6 supermarket, with storefronts facing north. The UG 16 gas station would be located close to the intersection of Forest Avenue and the re-aligned Morrow Street, and the UG 6 automated bank teller would be located just east of the gas station. Parking would be provided for 838 spaces accessory to the proposed retail uses. The proposed development program is summarized above in **Table 1** and shown in **Figure 6a**.

The size of the development site would be reduced by 8,823 sf compared to the No Action scenario, due to the areas of the site that would be mapped and added to Morrow Street. Therefore, the size of the development site would be reduced from 1,231,609 sf (28.3 acres) to 1,222,786 sf (28.1 acres). In the With Action scenario, the built FAR of the development site would be 0.17, which is below the maximum permitted FAR of 1.0. Although the proposed FAR is less than what is permitted under zoning, additional retail uses cannot be accommodated on the development site in the With Action condition, due to the constraints of the DEC-approved site plan and the parking requirements associated with the proposed commercial uses. The DEC-approved site plan constrains development by precluding the development of 10.78 acres of the zoning lot containing mapped wetland areas, a landscaped buffer between the retail center and the regulated wetland areas to be preserved, and a stormwater management area. In addition, parking regulations require 1 parking space for every 300 zsf of general retail uses and every 200 zsf of supermarket use. Parking regulations therefore function as a *de facto* constraint on new development since a substantial amount of developable land area is required to be used for parking. Thus, the applicant considers developing any additional floor area in the With Action scenario to be infeasible.

In the No Action scenario, a larger amount of floor area can be included on the development site (resulting in a negative increment between the No Action and With Action conditions), since fewer parking spaces are required for the No Action uses (736) than the With Action uses (838).¹ As noted above, the proposed actions include a special permit to allow Use Group 6 and 10A uses without limitation to 10,000 zsf per establishment. While the With Action scenario would result in slightly less FAR than the No Action scenario, the proposed special permit is proposed in order to achieve the applicant's goals and objectives, which—as described under “Purpose and Need”—include responding to the demand in the surrounding community for a new supermarket, wholesale warehouse, and supporting retail uses.

It is also feasible for a portion of the development to be 2-stories tall in the No Action scenario, whereas in the With Action scenario there is no additional space on the development site to accommodate the additional required parking. The applicant does not believe that a structured parking facility would be feasible for the proposed project, as parking structures are typically designed for enclosed malls or in dense urban areas. Parking structures are prohibitively expensive to construct for suburban-type retail developments and would not be financially viable or practicable for the proposed project.

¹ 1 parking space is required for every 300 zsf of general retail and wholesale warehouse uses and for every 200 zsf of supermarket uses.

Therefore, the proposed development as intended by the applicant, and broken down by Use Group, GSF, and parking requirements in **Table 3** and shown on the proposed site plan (**Figure 6a**), constitutes the RWCDs for this environmental analysis.

Table 3
Reasonable Worst Case Development Scenario

Block/Lot Number(s)	Project Info	Existing Conditions	No-Action	With-Action	Increment (With Action)
Staten Island Block 1707, Lots 1 and 5	Zoning Lot Size (sf)	1,231,609	1,231,609	1,222,786	-8,823
	FAR	0.00	0.19	0.17	-0.02
	GSF Above Grade	0	228,250	226,000	-2,250
	GSF Below Grade	0	0	0	0
	Commercial GSF	0	228,250	226,000	-2,250
	# of Accessory Parking Spaces	0	736	838	102
	Total GSF		0	228,250	226,000

Department of Environmental Protection:		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	If "yes," specify:
Other City Approvals Subject to CEQR (check all that apply)				
<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION; specify			
<input type="checkbox"/> RULEMAKING	<input type="checkbox"/> POLICY OR PLAN; specify			
<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OR PROGRAMS; specify			
<input type="checkbox"/> 384(B)(4) APPROVAL	<input type="checkbox"/> PERMITS; specify			
<input type="checkbox"/> OTHER; EXPLAIN				
Other City Approvals Not Subject to CEQR (check all that apply)				
<input checked="" type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMD)	<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL			
	<input type="checkbox"/> OTHER; explain:			
State or Federal Actions/Approvals/Funding:		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	If "yes," specify
				NYSDEC Site Plan Approval
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.				
<input checked="" type="checkbox"/> SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP	<input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP		
<input checked="" type="checkbox"/> TAX MAP	<input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)			
<input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP				
Physical Setting (both developed and undeveloped areas)				
Total directly affected area (sq. ft.):	28.3 acres	Waterbody area (sq. ft.) and type:	6.93 acres mapped USACE- and NYSDEC-regulated wetlands	
Roads, building and other paved surfaces (sq. ft.):	0	Other, describe (sq. ft.):	21.37 acres undeveloped land	
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):	226,000 gsf			
NUMBER OF BUILDINGS:	5	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):	See Page 1A	
HEIGHT OF EACH BUILDING (ft):	See Page 1A	NUMBER OF STORIES OF EACH BUILDING:	See Page 1A	
Does the proposed project involve changes in zoning on one or more sites? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>				
If 'Yes,' indicate the estimated area and volume dimensions of subsurface disturbance (if known):				
AREA OF TEMPORARY DISTURBANCE:	TBD	sq. ft. (width x length)	VOLUME OF DISTURBANCE:	TBD cubic feet (width x length x depth)
AREA OF PERMANENT DISTURBANCE:	TBD	sq. ft. (width x length)		
8. Analysis Year <i>CEQR Technical Manual, Chapter 2</i>				
ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL):	2019			
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:	Up to approx. 24 months			
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	IF MULTIPLE PHASES, HOW MANY?			
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:				
9. Predominant Land Use in the Vicinity of Project? (Check all that apply)				
<input checked="" type="checkbox"/> RESIDENTIAL	<input checked="" type="checkbox"/> MANUFACTURING	<input checked="" type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> PARK/FOREST/OPEN SPACE	<input checked="" type="checkbox"/> OTHER, specify: Community Facility



 Project Site

 Photo View Location and Direction (see Figure 2)

0 500 FEET





View facing southeast of built and unbuilt portions of Morrow Street 1



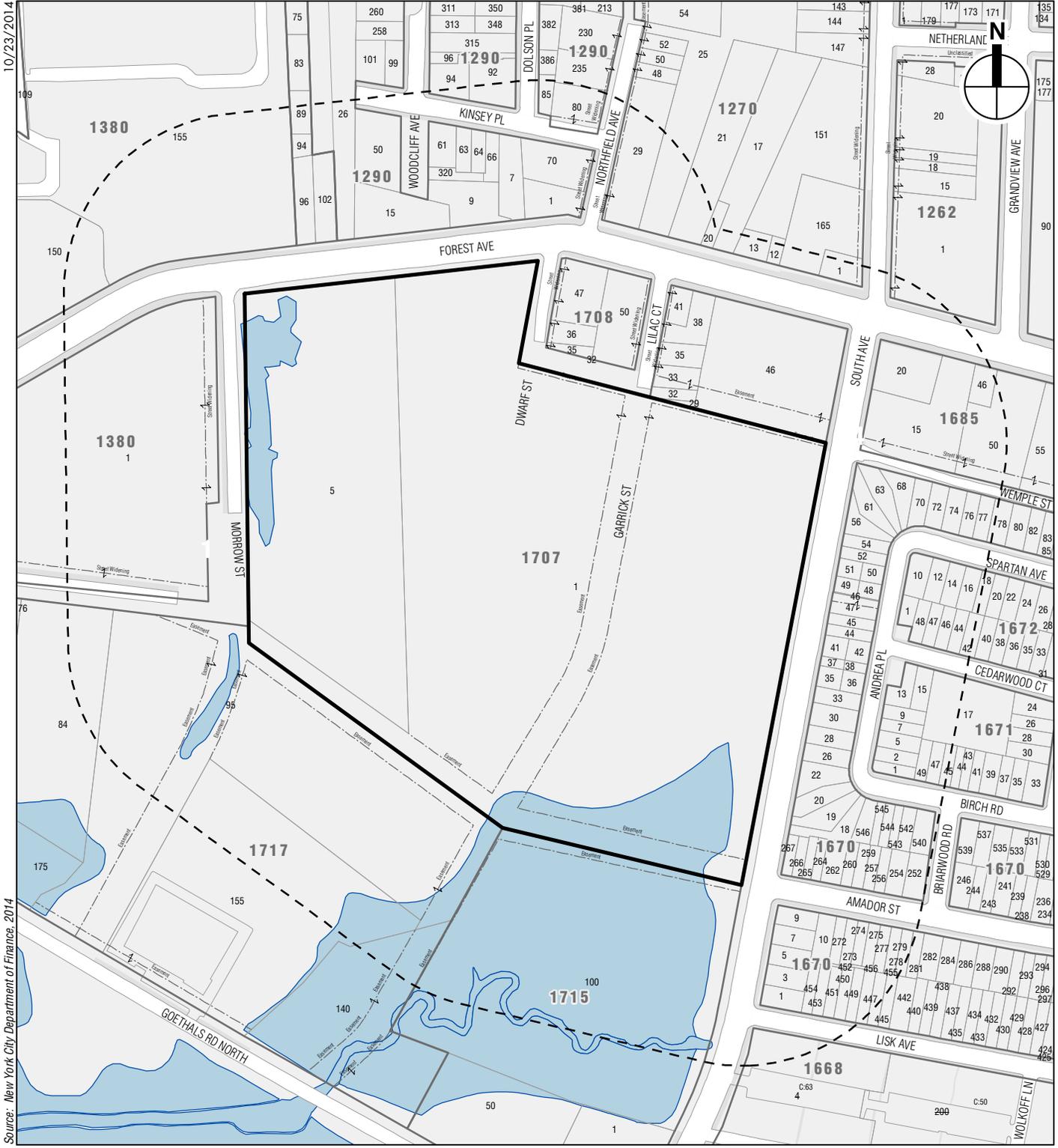
View facing east along Forest Avenue 2



View facing south along Dwarf Street 3



View facing southwest of intersection of South Avenue and Wemple Street 4

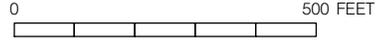


10/23/2014

Source: New York City Department of Finance, 2014

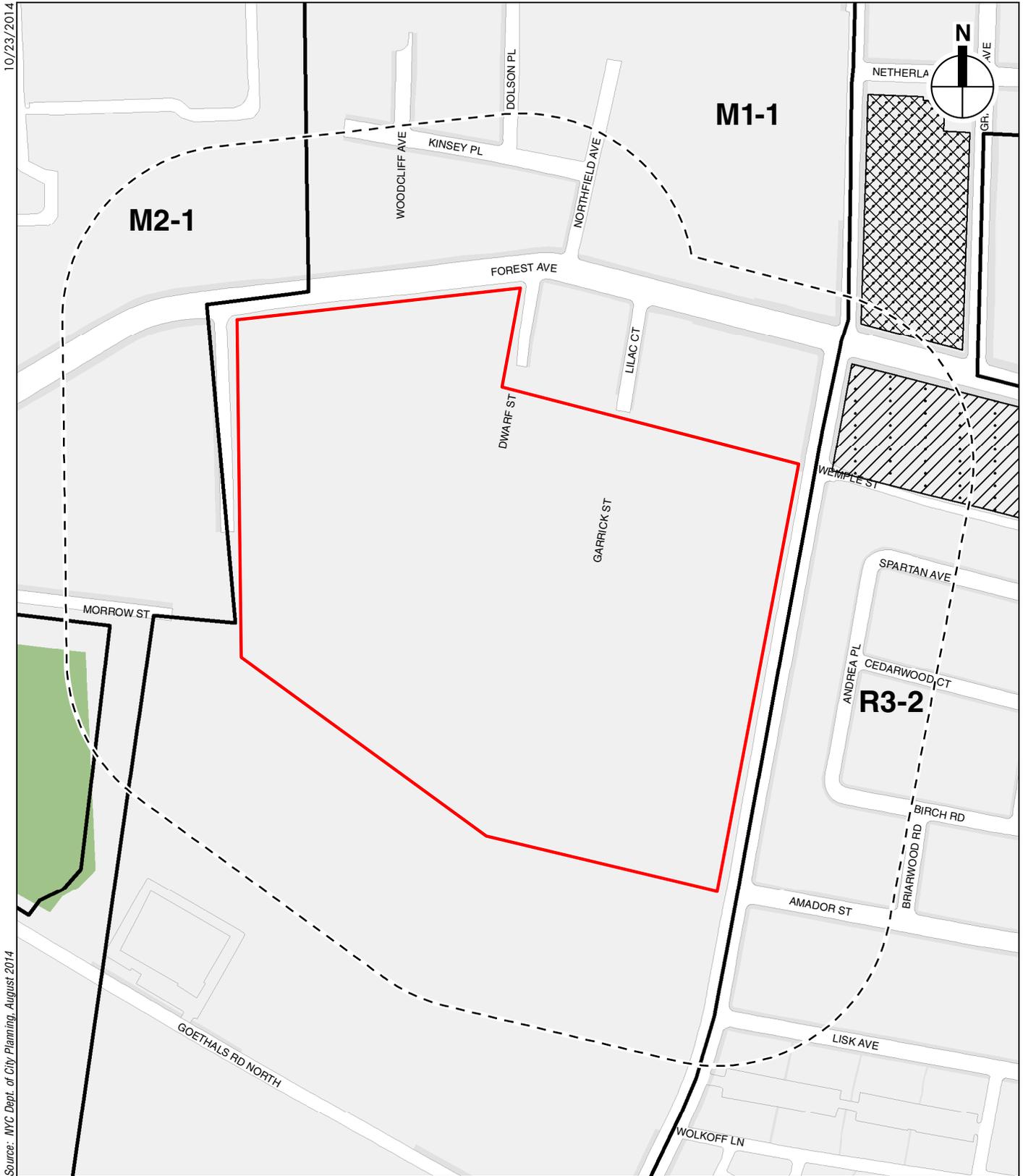
- Project Site
- Study Area (400-foot boundary)
- Tax Block Boundary
- Tax Lot Boundary

- 33 Tax Lot Number
- 33 Condo Tax Lot Number
- C: 40 Condo Flag/Condo Number
- Other Tax Boundary
- Possession Hooks
- 206.73 Tax Lot Dimension



South Avenue Retail Development

**Tax Map
Figure 3**

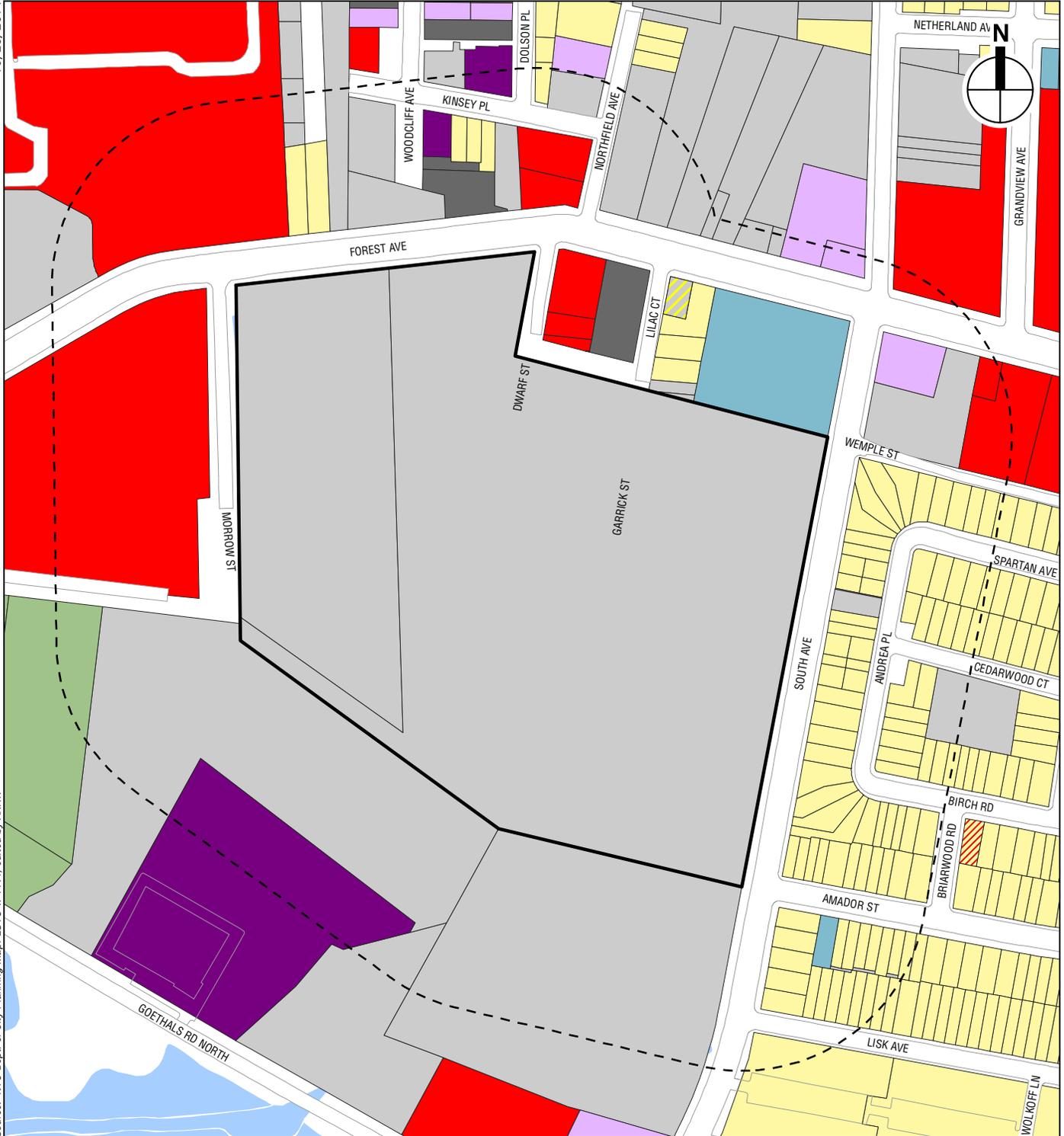


10/23/2014

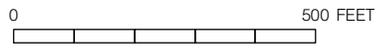
Source: NYC Dept. of City Planning, August 2014

- Project Site
- Zoning Districts
- Study Area (400-foot boundary)
- C2-1
- C2-2

0 400 FEET

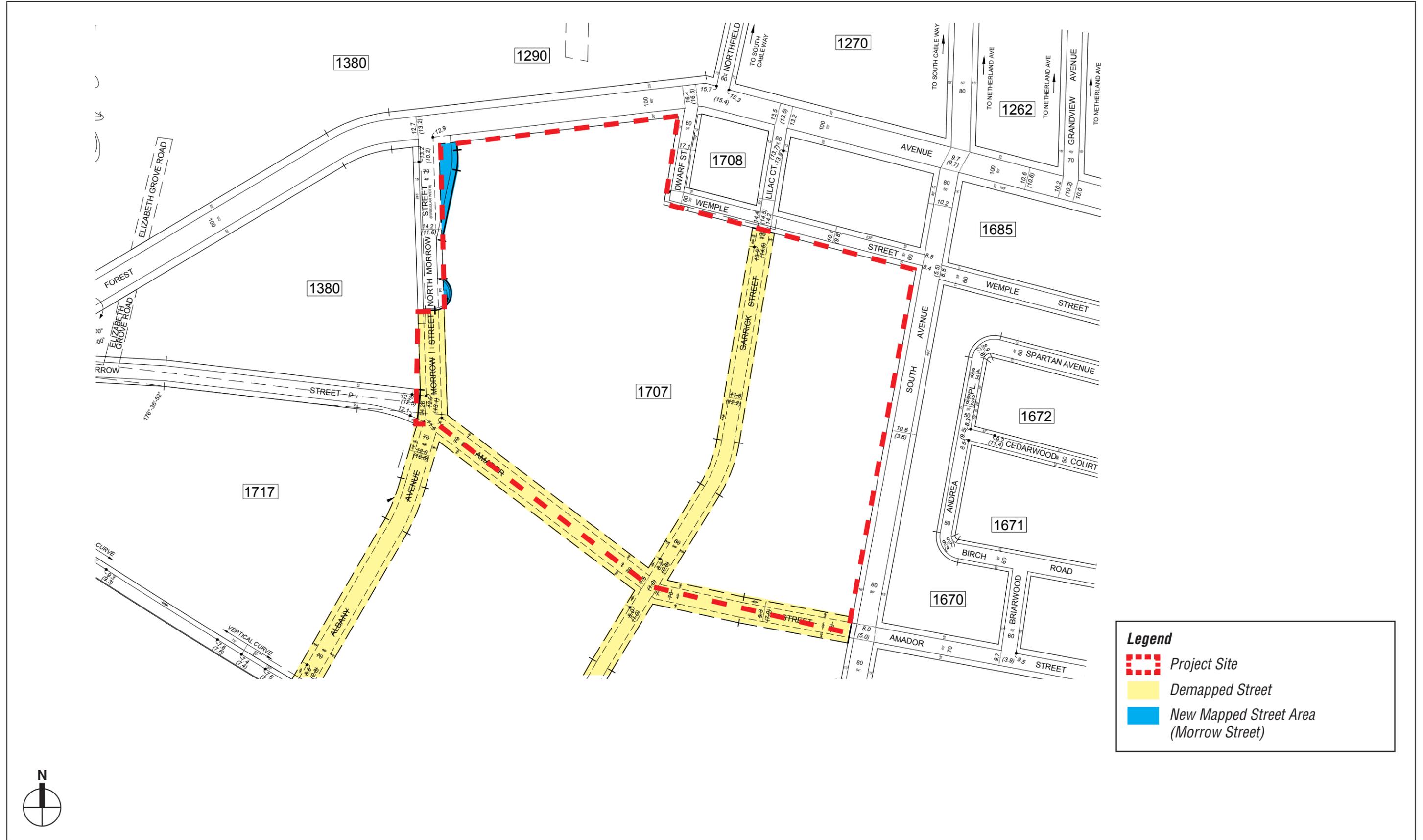


- Project Site
- Study Area (400-foot boundary)
- Commercial and Office Buildings
- Industrial and Manufacturing
- Open Space and Outdoor Recreation
- Parking Facilities
- Public Facilities and Institutions
- Residential
- Residential with Commercial Below
- Transportation and Utility
- Vacant Land
-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





Notes: Building footprints, floor area, and Use Groups reflect the authorized site plan and are subject to CPC approval. Tenant use types and internal delineation are shown for illustrative RWCDs purposes. The UG 16 gas station and UG 6 automated bank teller shown on the plan are as-of-right. Gross square feet (gsf) numbers are approximate and based on a 3 percent adjustment to zoning square feet (zsf).



Legend

- Project Site
- Demapped Street
- New Mapped Street Area (Morrow Street)



South Avenue Retail Development

No-Action Scenario Site Plan
Figure 7

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 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				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross Floor Area (sq. ft.)				
Commercial	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)		General Retail, Gas Station, Automated Bank Teller	Wholesale Warehouse, Supermarket, General Retail, Gas Station, Automated Bank Teller	Wholesale Warehouse, Supermarket
Gross floor area (sq. ft.)		228,250	226,000	-2,250
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 type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe	28.3-acre site (including wetlands)			
Publicly Accessible Open Space	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 type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)				
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	6.93 acres regulated wetlands	6.93 acres regulated wetlands	6.93 acres regulated wetlands	
Parking				
Garages	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:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces		736	838	102
Operating hours				
Other (includes street parking)	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
If yes, describe				

	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				
Briefly explain how the number of residents was calculated				
Businesses	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If any, specify the following:				
No. and type		TBD	TBD	TBD
No. and type of workers by business		570	440	-130
No. and type of non-residents who are not workers		n/a	n/a	
Briefly explain how the number of businesses was calculated				
Students (non-resident)	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	General retail = 1 worker/400 gsf; Warehouse retail = 1 worker/875 gsf Estimates utilize standard industry employment densities frequently utilized for CEQR estimates; see also <i>Brooklyn Bay Center Final Environmental Impact Statement (2011)</i>.			
Zoning				
Zoning classification	M1-1	M1-1	M1-1	
Maximum amount of floor area that can be developed	1.0 FAR	1.0 FAR	1.0 FAR	
Predominant land use and zoning classifications within land use study areas or a 400-foot radius of proposed project	Land Use: Residential, Office, Vacant Zoning: M1-1, M2-1, R3-2, C2-1, C2-2	Land Use: Residential, Office Zoning: M1-1, M2-1, R3-2, C2-1, C2-2	Land Use: Residential, Office Zoning: M1-1, M2-1, R3-2, C2-1, C2-2	
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.				

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
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1. LAND USE, ZONING AND PUBLIC POLICY: *CEQR Technical Manual, Chapter 4*

(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes" to (a), (b), and/or (c), complete a preliminary assessment and attach. To be analyzed in the EIS.		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," complete the Consistency Assessment Form. To be included in the EIS.		

2. SOCIOECONOMIC CONDITIONS: *CEQR Technical Manual, Chapter 5*

(a) Would the proposed project:		
• Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o 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"/>
o 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"/>
o 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"/>
o If "yes," answer question 2(b)(v) below.		
(b) If 'Yes' to any of the above, attach supporting information to answer the relevant questions. 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		
o If more than 500 residents would be displaced, would these displaced represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o 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?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Indirect Residential Displacement		
o Would expected average incomes of the new population exceed the average incomes of the study area populations?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes:"	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>
▪ 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?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
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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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
iv. Indirect Business Displacement		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area? <i>To be analyzed in EIS</i>	<input 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 type="checkbox"/>	<input type="checkbox"/>
v. Effects on Industry		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual, Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, 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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>
(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 type="checkbox"/>	<input checked="" type="checkbox"/>
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:	<input type="checkbox"/>	<input type="checkbox"/>
o If in an underserved area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	<input type="checkbox"/>	<input type="checkbox"/>

YES	NO
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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 type="checkbox"/>	<input checked="" type="checkbox"/>

(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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.		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual, Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State, or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input 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. To be analyzed in the EIS.		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual, Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the questions above, please provide the information requested in Chapter 10.		
8. NATURAL RESOURCES: CEQR Technical Manual, Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	<input 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. To be analyzed in the EIS		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions.		
9. HAZARDOUS MATERIALS: CEQR Technical Manual, Chapter 12		
(a) Would the proposed project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) 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 Appendix 1 (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 type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: 1) Remains of historical residential uses may exist on site and may contain hazardous materials; 2) Surface debris on site may contain hazardous materials; and 3) There is a partially filled 55-gallon drum on-site of unknown origin and with unknown contents		
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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 type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
	YES	NO
11. SOLID WASTE AND SANITATION: CEQR Technical Manual, Chapter 14		

(a) Using Table 14-1 in <u>Chapter 14</u> , the project's projected operational solid waste generation is estimated to be (pounds per week): 33,404		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?		
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
12. ENERGY: CEQR Technical Manual, Chapter 15		
(a) Using energy modeling or Table 15-1 in <u>Chapter 15</u> , the project's projected energy use is estimated to be (annual BTUs): 48,883,800		
(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 <u>Chapter 16</u> ?		
	<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:		
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 type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual, Chapter 17		
(a) Mobile Sources: Would the proposed project result in the conditions outlined in Section 210 in <u>Chapter 17</u> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Stationary Sources: Would the proposed project result in the conditions outlined in Section 220 in <u>Chapter 17</u> ?	<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 <u>Chapter 17</u> ? (Attach graph as needed) To be analyzed in the EIS.	<input 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.		
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 type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <u>Chapter 18</u> ?	<input type="checkbox"/>	<input checked="" 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 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 checked="" type="checkbox"/>	<input 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. To be analyzed in the EIS.			
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. To be determined based on EIS analyses.			
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. To be determined based on EIS analyses.			
19. CONSTRUCTION: CEQR Technical Manual, Chapter 22			
(a) Would the project's construction activities involve:	<input type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input 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 type="checkbox"/>	<input checked="" 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. To be analyzed in the EIS.			
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	
Ori D. Albert			
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.			

Additional Technical information for EAS Part II

The proposed project involves the approval of a special permit and amendments to the City Map to demap portions of unbuilt streets and to map new sections of existing streets. The proposed actions would modify the regulatory controls governing land use and development on the project site to facilitate the development of the proposed project. The proposed project 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 project 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.

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

IMPACT CATEGORY	YES	NO
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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?

YES NO

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 Director	LEAD AGENCY NYC Department of City Planning
NAME Robert Dobruskin	DATE 8/26/16
SIGNATURE 	