

# ***GUN HILL SQUARE***

***ENVIRONMENTAL ASSESSMENT STATEMENT***  
***(CEQR NO.: 14DME010X)***

***CEQR LEAD AGENCY:***  
***OFFICE OF THE DEPUTY MAYOR FOR HOUSING &***  
***ECONOMIC DEVELOPMENT***

***PREPARED FOR:***  
***GUN HILL SQUARE, LLC***

***JULY 2, 2014***

**GUN HILL SQUARE  
ENVIRONMENTAL ASSESSMENT STATEMENT**

***TABLE OF CONTENTS***

CEQR Environmental Assessment Form

Attachment A: Project Description

Attachment B: Additional Technical Information for EAS Part II and Preliminary Screening

*APPENDICES*

*Appendix A- Waterfront Revitalization Program Consistency Assessment Form*

*Appendix B- New York City Landmarks Preservation Commission Environmental Review Letter &  
New York State Office of Parks, Recreation & Historic Preservation Letter*



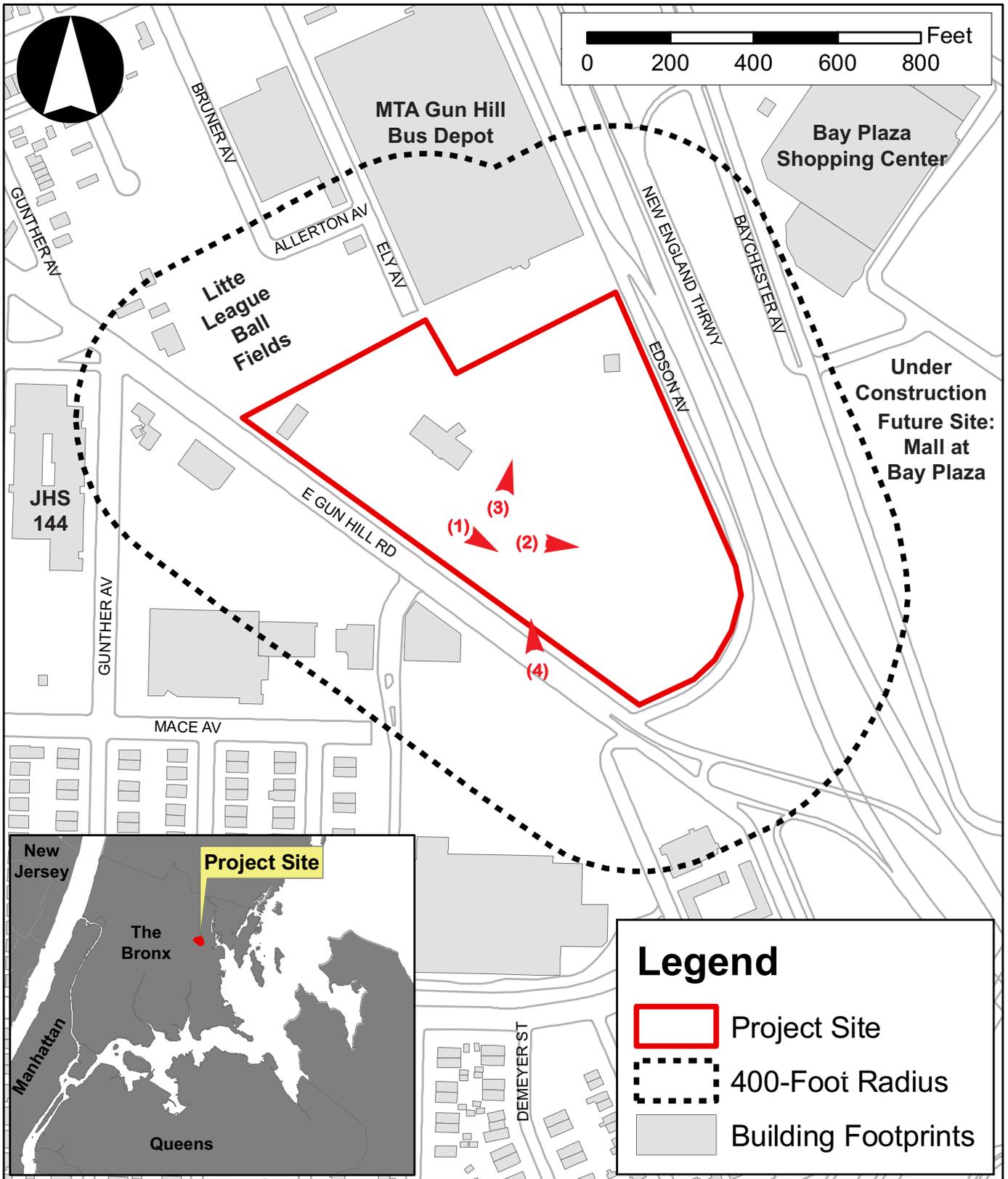
## City Environmental Quality Review

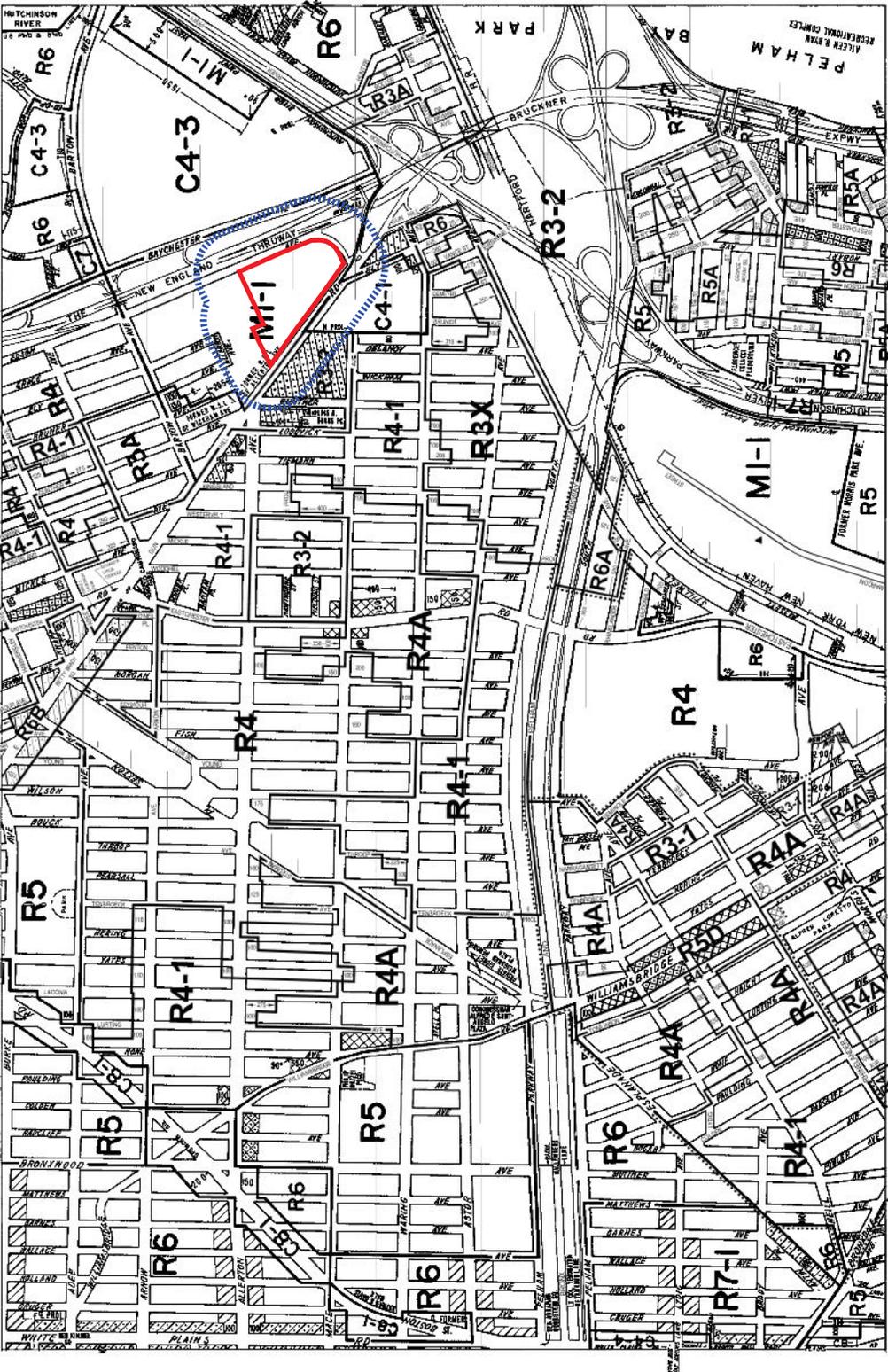
### ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

Part I: GENERAL INFORMATION					
<b>PROJECT NAME</b> Gun Hill Square					
<b>1. Reference Numbers</b>					
CEQR REFERENCE NUMBER (to be assigned by lead agency) 14DME010X			BSA REFERENCE NUMBER (if applicable)		
ULURP REFERENCE NUMBER (if applicable) Pending			OTHER REFERENCE NUMBER(S) (if applicable) (e.g., legislative intro, CAPA)		
<b>2a. Lead Agency Information</b>			<b>2b. Applicant Information</b>		
NAME OF LEAD AGENCY Office of the Deputy Mayor for Housing and Economic Development			NAME OF APPLICANT Gun Hill Square, LLC		
NAME OF LEAD AGENCY CONTACT PERSON Chris Reo			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Jim Tuman		
ADDRESS 100 Gold Street, 2 <sup>nd</sup> Floor			ADDRESS 2309 Frederick Douglass Blvd.		
CITY New York	STATE NY	ZIP 10038	CITY New York	STATE NY	ZIP 10027
TELEPHONE 212.788.9956	EMAIL creo@cityhall.nyc.gov		TELEPHONE 212.678.4400	EMAIL jtuman@gridproperties.com	
<b>3. Action Classification and Type</b>					
<b>SEQRA Classification</b>					
<input type="checkbox"/> UNLISTED <input checked="" type="checkbox"/> TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 6 NYCRR 617.4(b)(6)(i)(iii)(v) the proposed development would involve the physical alteration of more than 10 acres, include more than 240,000 square feet of gross floor area of commercial uses, and provide parking for more than 1,000 vehicles.					
<b>Action Type</b> (refer to <a href="#">Chapter 2</a> , "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					
<b>4. Project Description</b>					
This application is for discretionary actions to facilitate the construction of a pedestrian-oriented open-air urban shopping center with accessory parking in the Baychester neighborhood of the northern Bronx. The proposed development would also include up to 100 units of senior housing (a portion of which would be affordable), which is analyzed under the reasonable worst case development scenario (RWCDs) for this project. The project site comprises approximately 12.6 acres at the southeastern tip of Bronx Community District 12 and does not support any active uses. (refer to Attachment A, "Project Description")					
<b>Project Location</b>					
BOROUGH Bronx	COMMUNITY DISTRICT(S) 12		STREET ADDRESS 1769, 1771, 1825 East Gun Hill Road		
TAX BLOCK(S) AND LOT(S) Block 4804, part of Lot 100			ZIP CODE 10469		
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Generally bounded by East Gun Hill Road to the southwest, and Edson Avenue to the northeast and south. The New England Thruway (I-95) is directly to the east.					
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1				ZONING SECTIONAL MAP NUMBER 4a	
<b>5. Required Actions or Approvals</b> (check all that apply)					
<b>City Planning Commission:</b> <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 type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION			
<input checked="" type="checkbox"/> ZONING MAP AMENDMENT	<input type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAAP			
<input type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT			
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input checked="" 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:					
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION ZR Section 74-74 Large-Scale General Development (LSGD)					
<b>Board of Standards and Appeals:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
<input type="checkbox"/> VARIANCE (use)					

<input type="checkbox"/> VARIANCE (bulk) <input checked="" type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE: SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION ZR Section 73-36 to permit a physical culture or health establishment (fitness center) in the proposed C4-3 commercial zoning district											
<b>Department of Environmental Protection:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:											
<b>Other City Approvals Subject to CEQR</b> (check all that apply) <table style="width:100%; border:none;"> <tr> <td style="width:50%; border:none;"><input type="checkbox"/> LEGISLATION</td> <td style="width:50%; border:none;"><input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:</td> </tr> <tr> <td style="border:none;"><input type="checkbox"/> RULEMAKING</td> <td style="border:none;"><input checked="" type="checkbox"/> POLICY OR PLAN, specify: WRP</td> </tr> <tr> <td style="border:none;"><input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES</td> <td style="border:none;"><input type="checkbox"/> FUNDING OF PROGRAMS, specify:</td> </tr> <tr> <td style="border:none;"><input checked="" type="checkbox"/> 384(b)(4) APPROVAL</td> <td style="border:none;"><input type="checkbox"/> PERMITS, specify:</td> </tr> <tr> <td colspan="2" style="border:none;"><input type="checkbox"/> OTHER, explain:</td> </tr> </table>		<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:	<input type="checkbox"/> RULEMAKING	<input checked="" type="checkbox"/> POLICY OR PLAN, specify: WRP	<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OF PROGRAMS, specify:	<input checked="" type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> PERMITS, specify:	<input type="checkbox"/> OTHER, explain:	
<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:										
<input type="checkbox"/> RULEMAKING	<input checked="" type="checkbox"/> POLICY OR PLAN, specify: WRP										
<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OF PROGRAMS, specify:										
<input checked="" type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> PERMITS, specify:										
<input type="checkbox"/> OTHER, explain:											
<b>Other City Approvals Not Subject to CEQR</b> (check all that apply) <table style="width:100%; border:none;"> <tr> <td style="width:50%; border:none;"><input checked="" type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)</td> <td style="width:50%; border:none;"><input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL</td> </tr> <tr> <td colspan="2" style="border:none;"><input checked="" type="checkbox"/> OTHER, explain: DOB permits</td> </tr> </table>		<input checked="" type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL	<input checked="" type="checkbox"/> OTHER, explain: DOB permits							
<input checked="" type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL										
<input checked="" type="checkbox"/> OTHER, explain: DOB permits											
<b>State or Federal Actions/Approvals/Funding:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "yes," specify: Approval from the MTA Board authorizing the surrender of the MTA's leasehold interest in the property. State Pollutant Discharge Elimination System (SPDES) permit from NYSDEC. The provision of federal and/or state public financing may be sought to provide affordable senior housing units.											
<b>6. Site Description:</b> <i>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.</i> <b>Graphics:</b> <i>The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.</i> <table style="width:100%; border:none;"> <tr> <td style="width:33%; border:none;"><input checked="" type="checkbox"/> SITE LOCATION MAP</td> <td style="width:33%; border:none;"><input checked="" type="checkbox"/> ZONING MAP</td> <td style="width:33%; border:none;"><input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP</td> </tr> <tr> <td style="border:none;"><input checked="" type="checkbox"/> TAX MAP</td> <td style="border:none;"><input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)</td> <td></td> </tr> <tr> <td colspan="3" style="border:none;"><input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP</td> </tr> </table>		<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			
<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											
<b>Physical Setting</b> (both developed and undeveloped areas) <table style="width:100%; border:none;"> <tr> <td style="width:50%; border:none;">Total directly affected area (sq. ft.): 550,185 sq. ft. (12.6 acres)</td> <td style="width:50%; border:none;">Waterbody area (sq. ft.) and type: 0 sq. ft.</td> </tr> <tr> <td style="border:none;">Roads, buildings, and other paved surfaces (sq. ft.): approx. 183,000 sq. ft. (4.2 acres)</td> <td style="border:none;">Other, describe (sq. ft.): overgrown vacant land- approx. 367,185 sq. ft. (8.4 acres)</td> </tr> </table>		Total directly affected area (sq. ft.): 550,185 sq. ft. (12.6 acres)	Waterbody area (sq. ft.) and type: 0 sq. ft.	Roads, buildings, and other paved surfaces (sq. ft.): approx. 183,000 sq. ft. (4.2 acres)	Other, describe (sq. ft.): overgrown vacant land- approx. 367,185 sq. ft. (8.4 acres)						
Total directly affected area (sq. ft.): 550,185 sq. ft. (12.6 acres)	Waterbody area (sq. ft.) and type: 0 sq. ft.										
Roads, buildings, and other paved surfaces (sq. ft.): approx. 183,000 sq. ft. (4.2 acres)	Other, describe (sq. ft.): overgrown vacant land- approx. 367,185 sq. ft. (8.4 acres)										
<b>7. Physical Dimensions and Scale of Project</b> (if the project affects multiple sites, provide the total development facilitated by the action) <table style="width:100%; border:none;"> <tr> <td style="width:50%; border:none;">SIZE OF PROJECT TO BE DEVELOPED (gross square feet): approx. 720,900 gsf (includes commercial, residential and parking garage),</td> <td style="width:50%; border:none;">GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): TBD</td> </tr> <tr> <td style="border:none;">NUMBER OF BUILDINGS: 8 buildings (shopping center: 6 blgs., senior housing: 1 bldg., garage: 1 bldg.)</td> <td style="border:none;">NUMBER OF STORIES OF EACH BUILDING: retail: 2-3 stories, residential: up to 11 stories, garage: 4 stories</td> </tr> <tr> <td style="border:none;">HEIGHT OF EACH BUILDING (ft.): range from approx. 30' to 110'</td> <td></td> </tr> </table>		SIZE OF PROJECT TO BE DEVELOPED (gross square feet): approx. 720,900 gsf (includes commercial, residential and parking garage),	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): TBD	NUMBER OF BUILDINGS: 8 buildings (shopping center: 6 blgs., senior housing: 1 bldg., garage: 1 bldg.)	NUMBER OF STORIES OF EACH BUILDING: retail: 2-3 stories, residential: up to 11 stories, garage: 4 stories	HEIGHT OF EACH BUILDING (ft.): range from approx. 30' to 110'					
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): approx. 720,900 gsf (includes commercial, residential and parking garage),	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): TBD										
NUMBER OF BUILDINGS: 8 buildings (shopping center: 6 blgs., senior housing: 1 bldg., garage: 1 bldg.)	NUMBER OF STORIES OF EACH BUILDING: retail: 2-3 stories, residential: up to 11 stories, garage: 4 stories										
HEIGHT OF EACH BUILDING (ft.): range from approx. 30' to 110'											
Does the proposed project involve changes in zoning on one or more sites? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "yes," specify: The total square feet owned or controlled by the applicant: 0 sq. ft. The total square feet not owned or controlled by the applicant: 550,185 sq. ft. (the project site would be conveyed to the applicant by the City of New York as part of the proposed project)											
Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 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 ft. (width x length x depth) AREA OF PERMANENT DISTURBANCE: TBD sq. ft. (width x length)											
<b>8. Analysis Year</b> <a href="#">CEQR Technical Manual Chapter 2</a>											
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2018											
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: approximately 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:											
<b>9. Predominant Land Use in the Vicinity of the Project</b> (check all that apply) <table style="width:100%; border:none;"> <tr> <td style="width:16.6%; border:none;"><input checked="" type="checkbox"/> RESIDENTIAL</td> <td style="width:16.6%; border:none;"><input type="checkbox"/> MANUFACTURING</td> <td style="width:16.6%; border:none;"><input checked="" type="checkbox"/> COMMERCIAL</td> <td style="width:16.6%; border:none;"><input checked="" type="checkbox"/> PARK/FOREST/OPEN SPACE</td> <td style="width:16.6%; border:none;"><input checked="" type="checkbox"/> OTHER, specify: transportation-related, automotive-related</td> </tr> </table>		<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> MANUFACTURING	<input checked="" type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> PARK/FOREST/OPEN SPACE	<input checked="" type="checkbox"/> OTHER, specify: transportation-related, automotive-related					
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> MANUFACTURING	<input checked="" type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> PARK/FOREST/OPEN SPACE	<input checked="" type="checkbox"/> OTHER, specify: transportation-related, automotive-related							





- C1-1
  - C1-2
  - C1-3
  - C1-4
  - C1-5
  - C2-1
  - C2-2
  - C2-3
  - C2-4
  - C2-5
- NOTE: While color codes are used for zoning districts on this zoning map, such dimensions are determined in [Section VII, Chapter 2](#) (Location of District Boundaries) of the Zoning Resolution.

PROJECT SITE 400-FOOT RADIUS

GUN HILL SQUARE EAS

## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose use and other controls as described in the text of the Zoning Resolution.
- AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
[§ 24-201](#), [§ 24-202](#), [§ 24-203](#), [§ 24-204](#)

**Special Requirements:**  
For a list of lots subject to CEQR environmental requirements, see [Appendix A](#).  
For a list of lots subject to "D" restrictive declarations, see [Appendix D](#).

For Inclusionary Housing designated areas on this map, see [Appendix E](#).

**CITY MAP CHANGE(S):**  
▲ [§ 24-18](#) - 2010, [§ 24-19](#), [§ 24-20](#), [§ 24-21](#)

## ZONING MAP 4a

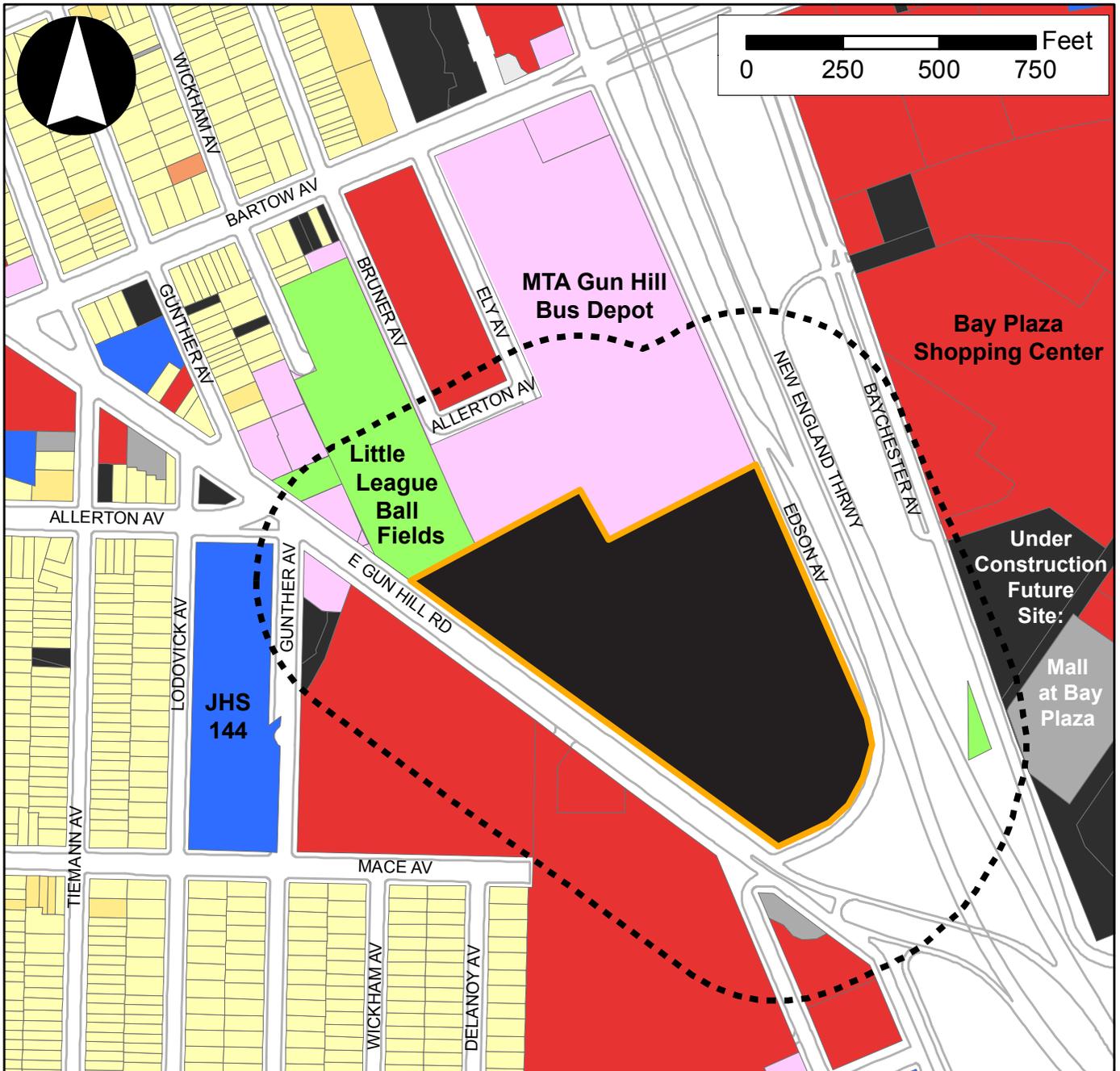
MAP KEY

1d	2b	2d
3c	4a	4c
3d	4b	4d

© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [http://www.dcp.nyc.gov/zoning](#) or contact the Zoning Information Desk at (312) 250-3551.

## EAS FORM FIGURE 2 ZONING MAP



**Legend**

- |                               |  |                                  |
|-------------------------------|--|----------------------------------|
| Project Site                  | Multi-Family Elevator Buildings        | Public Facilities & Institutions |
| 400-Foot Radius               | Mixed Commercial/Residential Buildings | Open Space                       |
| <b>Land Uses</b>              |  |                                  |
| One & Two Family Buildings    | Commercial/Office Buildings            | Parking Facilities               |
| Multi-Family Walkup Buildings | Industrial/Manufacturing               | Vacant Land                      |
| Transportation/Utility        | All Others or No Data                  |                                  |



**NYC Digital Tax Map**

Effective Date : 12-06-2008 12:38:32  
End Date : Current  
Bronx Block: 4804



- Legend**
- Streets
  - Miscellaneous Text
  - Possession Hooks
  - Boundary Lines
  - Lot Face Possession Hooks
  - Regular
  - Underwater
  - Tax Lot Polygon
  - Condo Number
  - Tax Block Polygon



**PROJECT SITE**

**GUN HILL SQUARE EAS**

**EAS FORM FIGURE 4  
TAX MAP**

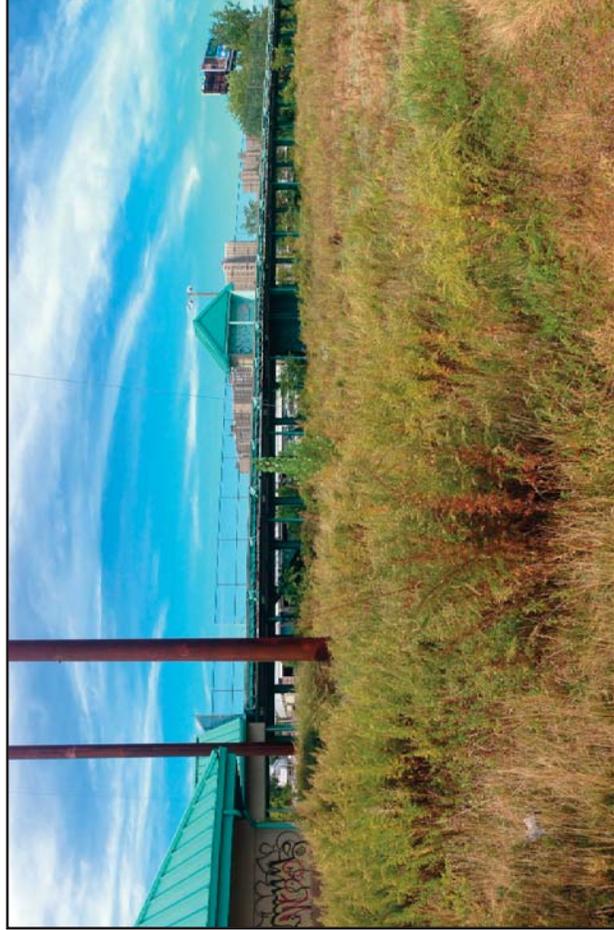




(1) View looking south across the project site from the former parking lot.



(2) View looking southeast across the project site from the former parking lot.



(3) View looking northeast across the portion of the project site that formerly accommodated a driving range from the former parking lot.



(4) View looking north to the project site from East Gun Hill Road. The former club house is visible in the background of the photograph.

PHOTOS KEYED TO EAS FORM FIGURE 1

**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
<b>LAND USE</b>							
<b>Residential</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Describe type of residential structures					senior housing		senior housing
No. of dwelling units					100 DUs		100 DUs
No. of low- to moderate-income units					TBD		TBD
Gross floor area (sq. ft.)					92,000		92,000
<b>Commercial</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Describe type (retail, office, other)					Shopping Center including fitness center		Shopping Center including fitness center
Gross floor area (sq. ft.)					390,400		390,400
<b>Manufacturing/Industrial</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
Type of use							
Gross floor area (sq. ft.)							
Open storage area (sq. ft.)							
If any unenclosed activities, specify:							
<b>Community Facility</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," specify the following:							
Type							
Gross floor area (sq. ft.)							
<b>Vacant Land</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," describe:	550,185 sf		550,185 sf		-550,185 sf		-550,185 sf
<b>Publicly Accessible Open Space</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):					approx. 1-acre of privately-owned, publicly accessible open space		approx. 1-acre of privately-owned publicly accessible open space
<b>Other Land Uses</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," describe:							
<b>PARKING</b>							
<b>Garages</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
No. of public spaces					None.		
No. of accessory spaces					680		680
Operating hours					Shopping Ctr. Hours		
Attended or non-attended					Non-attended		
<b>Lots</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
No. of public spaces					None.		
No. of accessory spaces					490		490
Operating hours					Shopping Ctr. Hrs.		
<b>Other</b> (includes street parking)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
If "yes," describe:							
<b>POPULATION</b>							
<b>Residents</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify number:					up to 200 seniors		up to 200 seniors

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
			residents	residents
Briefly explain how the number of residents was calculated:	Conservatively assumed that each senior housing unit would accommodate a maximum of two people.			
<b>Businesses</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type			Shopping Center- retail stores/restaurants/fitness center	Shopping Center- retail stores/restaurants/fitness center
No. and type of workers by business			Estimated 1,171	Estimated 1,171
No. and type of non-residents who are not workers			varies	varies
Briefly explain how the number of businesses was calculated:	Shopping Center- retail store/restaurant/fitness center employees calculated based on a standard industry rate of 3 workers per 1,000 gsf. According to Gun Hill Square, LLC, the senior housing building would have approximately 12 workers including superintendents, porters and maintenance workers. (total of 1,183 workers)			
<b>Other</b> (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
<b>ZONING</b>				
Zoning classification	M1-1	M1-1	C4-3	Zoning Map Change
Maximum amount of floor area that can be developed	Commercial/Light Industrial: max of 1.0 FAR- 550,185 zsf Community Facility: max of 2.4 FAR (only UG-4)- 1,320,444 zsf	Commercial/Light Industrial: max of 1.0 FAR- 550,185 zsf Community Facility: max of 2.4 FAR (only UG-4)- 1,320,444 zsf	Commercial: max of 3.4 FAR-1,870,629 zsf Residential: max of 2.43 FAR (up to 3.0 FAR on wide streets- Quality Housing)- 1,336,950 zsf Community Facility: max of 4.8 FAR- 2,640,888 zsf	Increase in commercial/community facility FAR; residential allowed as-of-right; and light industrial uses no longer permitted as-of-right. The applicant anticipates entering into a restrictive declaration in connection with the proposed zoning special permit that would limit future development on the rezoned project site to the proposed project.
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Commercial retail/restaurant, open space, automotive services, transportation-related, warehousing; M1-1, C4-3, C4-1, R3-2/C2-1; R6/C2-1	Commercial retail/restaurant, open space, automotive services, transportation-related, warehousing; M1-1, C4-3, C4-1, R3-2/C2-1; R6/C2-1	Commercial retail/restaurant, open space, automotive services, transportation-related, warehousing; M1-1, C4-3, C4-1, R3-2/C2-1; R6/C2-1	No change.
Attach any additional information that 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, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a “yes” answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered “no,” an agency may request a short explanation for this response.

	YES	NO
<b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If “yes,” complete a PlaNYC assessment and attach. Will provide in EIS		
(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 <a href="#">Consistency Assessment Form</a> . Refer to Appendix A		
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.		
o 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.		
o 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.		
o 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 below. If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered.		
<b>i. Direct Residential Displacement</b>		
o If more than 500 residents would be displaced, would these residents 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"/>
<b>ii. Indirect Residential Displacement</b>		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes:”		
▪ 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"/>
<b>iii. Direct Business Displacement</b>		
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,	<input type="checkbox"/>	<input type="checkbox"/>

Coastal Zone Boundary of New York: Section 4

PROJECT SITE



Source: NYCDCP

GUN HILL SQUARE EAS

EAS FORM FIGURE 6  
COASTAL ZONE BOUNDARY

	YES	NO
enhance, or otherwise protect it?		
<b>iv. Indirect Business Displacement</b>		
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 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"/>
<b>v. Effects on Industry</b>		
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"/>
<b>3. COMMUNITY FACILITIES: <a href="#">CEQR Technical Manual Chapter 6</a></b>		
<b>(a) Direct Effects</b>		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b) Indirect Effects</b>		
<b>i. Child Care Centers</b>		
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 <a href="#">Chapter 6</a> )	<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"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Libraries</b>		
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 <a href="#">Chapter 6</a> )	<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"/>
<b>iii. Public Schools</b>		
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 <a href="#">Chapter 6</a> )	<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"/>
<b>iv. Health Care Facilities</b>		
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 type="checkbox"/>
<b>v. Fire and Police Protection</b>		
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 type="checkbox"/>
<b>4. OPEN SPACE: <a href="#">CEQR Technical Manual Chapter 7</a></b>		
<b>(a)</b> Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b)</b> Is the project located within an under-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(c)</b> If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(d)</b> Is the project located within a well-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(e)</b> If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(f)</b> If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(g)</b> If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o If in an under-served 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	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
percent?		
<ul style="list-style-type: none"> <li>o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: Will provide in EIS</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input 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 would reach any sunlight-sensitive resource at any time of the year. Will provide in EIS		
<b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the <a href="#">GIS System for Archaeology and National Register</a> to confirm)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input 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 archeological resources. Refer to Attachment B and Appendix B		
<b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input 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 above, please provide the information requested in <a href="#">Chapter 10</a> . Will be evaluated in EIS.		
<b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the <a href="#">Jamaica Bay Watershed</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <a href="#">Jamaica Bay Watershed Form</a> and submit according to its <a href="#">instructions</a> .		
<b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?	<input 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"/>
<input checked="" type="checkbox"/> If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: Will provide in EIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input type="checkbox"/>

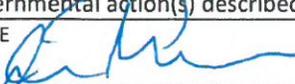
	YES	NO
(c) If the proposed project located in a <a href="#">separately sewerred area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Would the project involve development 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 <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewerred or currently unsewerred?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or 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. Will provide in EIS		
<b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>		
(a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): TBD		
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?	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>		
(a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 96,099.9 MMBTUs		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?	<input 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"/>
o 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 of <a href="#">Chapter 16</a> 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 checked="" type="checkbox"/>	<input type="checkbox"/>
o 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/rail 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 checked="" type="checkbox"/>	<input type="checkbox"/>
o 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed)	<input 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) designation or 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. Will provide in EIS		
<b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) 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 <a href="#">Chapter 18</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a> ; § 24-	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation. Will provide in EIS		
<b>16. NOISE: CEQR Technical Manual Chapter 19</b>		
(a) Would the proposed project generate or reroute 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 site 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. Will provide in EIS		
<b>17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20</b>		
(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.		
<b>18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21</b>		
(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. Will provide in EIS.		
<b>19. CONSTRUCTION: CEQR Technical Manual Chapter 22</b>		
(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 highway 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 services?	<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 type="checkbox"/>	<input checked="" 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 for 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 provided in 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 the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

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

APPLICANT/REPRESENTATIVE NAME Jim Tuman, Gun Hill Square, LLC	SIGNATURE 	DATE 7/2/2014
--	---	------------------

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

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

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

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

**Potentially Significant Adverse Impact**

IMPACT CATEGORY	Potentially Significant Adverse Impact	
	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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design/Visual Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" 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?

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 Assistant to the Mayor	LEAD AGENCY Office of the Deputy Mayor for Housing and Economic Development
NAME Chris Reo	DATE 7-2-14
SIGNATURE 	

## **INTRODUCTION**

The proposed actions described below would facilitate the redevelopment of an underutilized approximately 12.6-acre site located to the northwest of the interchange of the New England Thruway (I-95) and the Hutchinson River Parkway in the Baychester neighborhood of the northern Bronx (“proposed project”). The project site at 1825 East Gun Hill Road (a.k.a., 1769 and 1771 East Gun Hill Road) is an irregular-shaped parcel that comprises the southern portion of Lot 100 on Block 4804 (see EAS Form Figure 1), and is generally bounded by East Gun Hill Road to the southwest and Edson Avenue to the northeast and south. Gun Hill Square, LLC (the “applicant”), is proposing to redevelop the project site with a pedestrian-oriented open-air urban shopping center, which would include up to approximately 390,400 gross square feet (gsf) of commercial use, including local and destination retail, restaurants, and up to approximately 40,000 gsf may be utilized as a fitness center, as well as approximately 1,147 accessory parking spaces. The proposed development would also include a single residential building containing up to 100 units of senior housing, a portion of which would be affordable, and would include 23 accessory parking spaces. For the purpose of this environmental review, the residential building was assumed to be part of the reasonable worst case development scenario (RWCDs) for the proposed actions and was therefore evaluated as part of this analysis. Dependent on the public funding source for the affordable senior housing component of the project, review under the State Environmental Quality Review Act (SEQRA) or the National Environmental Policy Act (NEPA) may be required. The proposed site plan is discussed in the “Description of Proposed Project” section below. The project site does not support any active uses, and is currently occupied by a now-closed recreation center that formerly accommodated a golf driving range, miniature golf course, batting cage, surface accessory parking, and a restaurant/lounge.

## **EXISTING CONDITIONS**

The project site consists of the southern portion of Block 4804, Lot 100, which is an expansive approximately 32-acre U-shaped property at the southeastern tip of Bronx Community District 12 (refer to EAS Form Figure 4). The irregular-shaped project site comprises the southern approximately 12.6 acres (550,185 square feet [sf]) of Lot 100, and is bounded by East Gun Hill Road to the southwest and Edson Avenue to the northeast and south (see Figure A-1). Directly east of the project site is I-95. The project site is City-owned and leased to the New York City Transit Authority (NYCTA).

Photographs of the project site are provided in EAS Form Figure 5, which are keyed to the Location Map in EAS Form Figure 1. As shown in the photographs, the project site is underdeveloped and currently does not support any active uses. The project site formerly accommodated a privately-operated recreational center (“Bronx Golf Center”) with a golf driving range, a miniature golf course, batting cage, surface accessory parking, and a restaurant/lounge that closed in early 2010. Most recently a portion of the project site (approximately 20,000 sf) had served as vehicle storage, which also has vacated the site.



Source: GOOGLE MAPS

The project site is currently occupied by three small vacant low-rise buildings that previously functioned as a club house and storage shed for the golf range, and a restaurant/lounge. These existing buildings contain a total of approximately 12,740 gsf, and have a combined floor area ratio (FAR) of approximately 0.02.

The remainder of Lot 100 on Block 4804 is occupied by the Metropolitan Transportation Authority's (MTA's) Gun Hill (Bus) Depot at 1910 Bartow Avenue, which serves and provides vehicle storage for 16 NYCTA and MTA bus routes, and three little league ball fields. The MTA's facility comprises the northeastern portion of Lot 100 and has frontage on the west side of Edson Avenue, south side of Bartow Avenue, east side of Ely Avenue, and south side of Allerton Avenue. The facility is enclosed by fencing and consists of a large single-story double height rectangular-shaped garage that includes approximately 292,000 gsf. As shown in Figure A-1, accessory parking lots for the facility are located to the north, south, and southwest of the garage. The facility is accessible from two gated entrances on Ely Avenue and another on Edson Avenue. A small private passive open space for NYCTA and MTA workers is located at the southeast corner of Bartow and Ely Avenues. Little league ball fields are located to the northwest of the project site and extend along the west side of Bruner Avenue with frontage on Wickham Avenue and East Gun Hill Road. The little league ball fields are enclosed by fencing and are accessible from East Gun Hill Road and the intersection of Bruner and Allerton Avenues.

The area within a radius of approximately 400 feet of the project site accommodates a variety of land uses, including commercial, transportation/utility, parking facilities, and open space (refer to EAS Form Figure 3). The Bay Plaza shopping center at 2100 Bartow Avenue is located east of I-95 and adjacent to Co-op City. One of the City's largest shopping centers, Bay Plaza includes a number of national and regional retail establishments, including several department stores, a multiplex movie theater, restaurants, a fitness center, and some office space. The Mall at Bay Plaza is a major expansion project of the Bay Plaza shopping center, which is currently under construction directly to the south of Bay Plaza at the intersection of I-95 and the Hutchinson River Parkway. The approximately 780,000 gsf expansion will be an enclosed suburban-style shopping mall that is anticipated to be anchored by Macy's and J.C. Penny's and will contain more than 100 specialty stores as well as a food court. The mall will also include a 1,800 space parking garage and is anticipated to open in summer 2014.

The interchange of I-95 and the Hutchinson River Parkway is located to the southeast of the project site. East Gun Hill Road in the vicinity of the project site is lined with retail and restaurant uses. Directly across the street from the project site is the 1750-1780 East Gun Hill Road Shopping Center, which includes approximately 77,300 gross leasable area (GLA) of retail and about 460 accessory parking spaces. The shopping center's tenants include a TGI Friday's, an ALDI Food Market, a discount goods store, and a Dunkin Donuts, as well as a few other small local retailers and services. Also across the street from the project site is an approximately 132,000 sf Home Depot and a Chuck E. Cheese's located at 1806 East Gun Hill Road, which have approximately 570 accessory parking spaces. Further to the south of the project site are the Pelham Bay Diner and a motel. Further to the north and southwest of the project site the area is predominantly residential.

The project site is zoned M1-1, which permits low-density high-performance light industrial and manufacturing uses as well as commercial uses up to an FAR of 1.0. A special permit is required for certain retail establishments in excess of 10,000 sf of floor area within an M1 zoning district. Certain community facility uses are also allowed up to an FAR of 2.4 in M1-1 districts. Residential uses are

not allowed. As shown in EAS Form Figure 6, the project site falls within the City's coastal zone boundary.

## PURPOSE AND NEED FOR PROPOSED ACTIONS

The proposed actions would facilitate the redevelopment of a large underutilized parcel in the Baychester neighborhood of the northern Bronx by introducing a mix of commercial and residential uses to the project site. The proposed project would create new employment opportunities for local residents, would create fiscal benefits to the City in the form of increased tax revenues, as well as expand shopping, services, and dining opportunities for area residents.

The proposed project would include a significant amount of destination and local retail, restaurant uses, a fitness center, and possibly some office space drawing more people to the area. The proposed project would also include up to 100 senior housing units (a portion of which would be affordable), which would introduce a new residential population that would establish a 24 hour presence on the project site. Furthermore, the project would add approximately one acre of passive publicly accessible open space in the interior of the project site between the commercial shopping center buildings.

## DESCRIPTION OF PROPOSED ACTIONS

As described in greater detail below, the proposed project requires discretionary actions that include the disposition of City-owned property to the applicant, a rezoning of the project site from M1-1 to C4-3, and a zoning special permit pursuant to New York City (NYC) Zoning Resolution (ZR) Section 74-74 for a Large-Scale General Development (LSGD). These actions are subject to the Uniform Land Use Review Procedure (ULURP), which requires City Environmental Quality Review (CEQR). The lead agency for the environmental review will be the Office of the Deputy Mayor for Housing and Economic Development (ODMHED). The MTA, NYC Department of City Planning (NYCDCP), and NYC Board of Standards and Appeals (BSA) will be involved agencies in this environmental review process. The proposed project would require the following discretionary actions:

- **Disposition of City-owned property to the applicant.** The disposition of City-owned property will require approval through ULURP under City Charter Section 197(c) and separate Borough Board and Mayoral Approval pursuant to City Charter Section 384(b)(4).
- **Zoning Map Amendment (Zoning Sectional Map 4a).** The project site is zoned M1-1, which allows a maximum commercial and light industrial FAR of 1.0 (550,185 sf of zoning floor area). A special permit is required for certain retail establishments in excess of 10,000 sf of floor area within an M1 zoning district. Residential uses are not permitted. The project site would be rezoned from M1-1 to C4-3, which would allow for an increase in the maximum FAR from 1.0 to 3.4 for commercial uses. Residential use would be permitted up to an FAR of 2.43 (or 3.0 FAR on wide streets outside the Manhattan core under the Quality Housing program) and community facilities up to an FAR of 4.8.
- **Zoning Special Permit.** To achieve the design of the proposed project, the applicant is seeking a LSGD special permit for the proposed development from the City Planning Commission (CPC) pursuant to ZR Section 74-74 with waivers for exterior signage, yard

requirements, height and setback regulations, minimum distance between buildings, and the use of required residential open space for parking.

- **NYC Board of Standards and Appeals (BSA) Special Permit.** The applicant would also potentially seek a BSA special permit pursuant to ZR Section 73-36 to permit a physical culture or health establishment (fitness center) in the proposed C4-3 commercial zoning district.

Prior to the proposed disposition of City-owned property to the applicant, approval is required from the MTA Board authorizing the surrender of the MTA's leasehold interest in the project site (which is anticipated to occur once CEQR and ULURP are completed). In addition, the provision of public financing may be sought for the senior housing component of the project to provide affordable units. Also, a State Pollutant Discharge Elimination System (SPDES) permit from the New York State Department of Environmental Conservation (NYSDEC) will be required for stormwater discharges during the construction period because construction on the project site comprises more than one acre.

## DESCRIPTION OF PROPOSED PROJECT

The proposed actions described above are being requested to allow the development of a pedestrian-oriented open-air urban shopping center. The proposed shopping center would include up to approximately 390,400 gsf of new commercial space, including both local and destination retail uses, restaurants, up to an approximately 40,000 gsf fitness center, possibly medical office space, approximately one acre of privately-owned public open space, and at-grade accessory parking and a four-story accessory parking garage with rooftop parking.<sup>1</sup> The proposed retail uses would likely vary from small local stores to destination retailers.

As shown in Figure A-2, the design of the shopping center would consist of six buildings ranging in size from approximately 42,800 gsf to approximately 68,000 gsf and in height from two-to three-stories (approximately 30 to 50 feet). The buildings would be organized around a central (approximately one acre) publicly accessible, privately owned open space. The open space would provide passive recreational amenities and consist of a wide central north-south plaza with two east-west corridors that would form two central squares and would be solely accessible to pedestrians. The depth of each building is expected to optimize ground level continuous retail frontage and create approximately 4,000 linear feet of transparent retail frontage.

The shopping center would have three main points of entry for pedestrians and vehicles, including a signalized intersection on East Gun Hill Road and two additional entrances on Edson Avenue. As shown in Figure A-2, there would also be three points of egress from the site including two on East Gun Hill Road and another on Edson Avenue.<sup>2</sup> Accessory parking for the shopping center would be

---

<sup>1</sup> As there is no concrete plan to provide office space at the project site, for environmental review purposes the proposed commercial uses would consist of a 390,400 gsf shopping center that would include up to an approximately 40,000 gsf fitness center.

<sup>2</sup> Vehicles would be able to exit the shopping center from the signalized intersection on East Gun Hill Road, the unsignalized exit from senior housing component and shopping center garage of the project on East Gun Hill Road, and from Edson Avenue.



Illustrative only subject to change.

Source: BLT Architects

**FIGURE A-2  
PROPOSED SITE PLAN**

**GUN HILL SQUARE EAS**

provided at the periphery of the project site, as well as within a 4-story garage with rooftop parking located at the northwestern corner of the project site.<sup>3</sup>

The development of the project site would also include a mid-rise residential building containing senior housing, which would be located at the northwestern corner of the project site along East Gun Hill Road. Up to 100 units of senior housing are expected to be provided in an approximately 11-story building (approximately 110 feet) fronting on East Gun Hill Road. The proposed residential building would have a separate vehicular entrance from East Gun Hill Road, which would also serve as the exit for the senior housing and as an exit from the accessory parking garage.<sup>4</sup> Approximately 23 accessory parking spaces would be provided for the senior housing.

The proposed project would be required to seek Leadership in Energy and Environmental Design (LEED) Certification (if possible LEED Silver certification) by the U.S. Green Building Council. As shown in Table A-1, the proposed project would consist of a total of approximately 720,900 gsf, including 390,400 gsf of commercial, 92,000 gsf of residential space and 238,500 gsf of parking (total of approximately 1,170 parking spaces<sup>5</sup>).

**TABLE A-1  
Proposed Development Program for the Project Site**

Lot Size (SF)	GSF Above Grade	GSF Below Grade	Total GSF (Incl. Parking)	Commercial GSF	Residential GSF	# of Residential Units	# of Accessory Parking Spaces	Accessory Garage Parking GSF	Building Height (feet)
550,185	720,900	0	760,900	390,400	92,000	100	1,170	238,500	Retail: up to 50' Residential: approx. 110'

**PROJECT BUILD YEAR**

Development on the project site would occur in a single phase and commence as soon as all necessary approvals are granted. Accounting for NYCDPC Pre-Application and Pre-Certification review times, and public review under ULURP (approximately seven months), construction of the proposed project is anticipated to start in early 2016. Construction would occur over an approximately two-year period, beginning in 2016, with all components complete and fully operational by the year 2018. Accordingly, the RWCDs will use a 2018 Build Year for analysis purposes.

**FUTURE WITHOUT THE PROPOSED ACTIONS**

In absence of the proposed actions, it is anticipated that no development would take place on the project site. It would remain vacant and would not support any active uses.

<sup>3</sup> The required accessory parking would be provided for the proposed shopping center and residential uses. Approximately 490 accessory parking spaces are expected to be provided at-grade and an additional approximately 680 accessory spaces would be provided in the garage, for a total of approximately 1,170 proposed parking spaces on the project site.

<sup>4</sup> The vehicular entrance to the garage would be located at the northeast corner of the building.

<sup>5</sup> The approximately 1,170 parking spaces include 680 spaces in a 4-story garage and 490 at-grade parking spaces (of which 1,147 are accessory to the shopping center and 23 are accessory to the senior housing building).

**FUTURE WITH THE PROPOSED ACTIONS**

It is anticipated that the applicant will enter into a restrictive declaration in connection with the proposed zoning special permit pursuant to ZR Section 74-74 that would limit future development under the proposed C4-3 zoning on the project site to the proposed project analyzed in this document. As the project site would not support any active uses in absence of the proposed actions, the proposed project represents the RWCDs that would occur as a result of the proposed actions, and is identified in Table A-2.

As shown in the table, in the 2018 Build Year the proposed actions would result in a net incremental increase of approximately 720,900 gsf, including an increase of approximately 390,400 gsf of commercial space, approximately 92,000 gsf of residential space (up to 100 units), and an increase of approximately 238,500 gsf of parking. The proposed project would result in an increase of up to 200 senior residents, and approximately 1,183 workers, compared to No-Action conditions.

**TABLE A-2  
Proposed Project**

<b>Use</b>	<b>With-Action Condition</b>
Residential-Senior Housing	92,000 gsf (100 dwelling units)
Commercial Retail/Restaurant	390,400 gsf***
Accessory Parking	1,170 spaces (238,500 gsf)**
<b>Population/Employment*</b>	<b>With-Action Condition</b>
Residents	Up to 200 senior residents
Workers	1,183 workers

**Notes:** \* Calculations for senior residents conservatively assume a maximum of two residents per senior housing unit. Employee estimates based on a standard industry rate of 3 workers per 1,000 gsf of retail/restaurant space/fitness center; and 12 workers for the senior housing building including superintendents, porters and maintenance staff.

\*\* The approximately 1,170 parking spaces include approximately 680 spaces in a 4-story garage and approximately 490 at-grade parking spaces (of which 1,147 are accessory to the shopping center and 23 are accessory to the senior housing building).

\*\*\* Up to approximately 40,000 gsf may be utilized as a fitness center.

**Source:** Gun Hill Square, LLC

**GUN HILL SQUARE EAS**

**ATTACHMENT B: ADDITIONAL TECHNICAL INFORMATION FOR EAS PART II  
AND PRELIMINARY SCREENING**

---

**Question 1 – Land Use, Zoning and Public Policy**

Under New York City Environmental Quality Review (CEQR), a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed action. The analysis also considers the action's compliance with, and effect on, the area's zoning and other applicable public policies. Even when there is little potential for an action to be inconsistent or affect land use, zoning, or public policy, a description of these issues is appropriate to establish conditions and provide information for use in other technical areas. A detailed assessment of land use is appropriate if the action would result in a significant change in land use or would substantially affect regulation or policies governing land use. CEQR also requires a detailed assessment of land use conditions if a detailed assessment has been deemed appropriate for other technical areas, or in generic or area-wide zoning map amendments.

The proposed actions include a zoning map amendment, which would rezone the project site from M1-1 to C4-3, and a zoning special permit pursuant to Section 74-74 of the New York City (NYC) Zoning Resolution (ZR) for a Large-Scale General Development (LSGD). In addition, the project site is located within the Coastal Zone Boundary (CZB).<sup>1</sup> Therefore, consistent with the guidelines of the 2014 *CEQR Technical Manual*, an assessment of land use, zoning and public policy is warranted, and will be provided in the Environmental Impact Statement (EIS), as described in the Draft Scope of Work.

**Question 2 – Socioeconomic Conditions**

According to the 2014 *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed action would result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on specific industries. According to the *CEQR Technical Manual*, a socioeconomic assessment should be conducted if an action may reasonably be expected to create substantial socioeconomic changes in an area. This can occur if an action would directly displace a residential population, substantial numbers of businesses or employees, or eliminate a business or institution that is unusually important to the community. It can also occur if an action would bring substantial new development that is markedly different from existing uses and activities in the neighborhood, and therefore would have the potential to lead to indirect displacement of businesses or residents from the area. Based on *CEQR Technical Manual* guidelines, a residential development of 200 units or less or a commercial development of 200,000 square feet (sf) or less would typically not result in socioeconomic impacts, unless it generates socioeconomic conditions that are very different from prevailing conditions.

---

<sup>1</sup> A Consistency Assessment Form (CAF) has been prepared for the proposed actions, and is included as Appendix A to this document.

The following describes the level of assessment that is warranted for the proposed project, and the scope of analysis for the applicable principal socioeconomic issues of concern is detailed in the Draft Scope of Work.

***Direct Residential Displacement***

As there are no residential uses currently on the project site, the proposed project would not directly displace any existing residents. Therefore, the proposed actions would not result in significant adverse impacts due to direct residential displacement, and no further analysis of this issue is required in the EIS.

***Direct Business Displacement***

As the structures on the project site are currently vacant, the proposed actions would not directly displace any businesses or employees. Therefore, the proposed actions would not result in significant adverse impacts due to direct business displacement, and no further analysis of this issue is required in the EIS.

***Indirect Residential Displacement***

As the proposed project would create up to approximately 100 senior dwelling units, it would not exceed the *CEQR Technical Manual* threshold of 200 residential units. Therefore, the proposed project would not result in significant adverse impacts due to indirect residential displacement, and no further analysis of this issue is required in the EIS.

***Indirect Business Displacement***

The concern with respect to indirect business and institutional displacement is whether a proposed project could lead to increases in property values, and thus rents, making it difficult for some businesses or institutions to remain in the area. The proposed project would introduce more than 200,000 sf of new commercial uses to the project area, which is the *CEQR Technical Manual* threshold for new development warranting assessment. Moreover, as the proposed project would include a retail component in excess of 200,000 sf on a single site, and the proposed retail uses may not primarily serve the local population, an assessment of indirect business displacement due to market saturation is appropriate. Therefore, as described in the Draft Scope of Work, an assessment of indirect business displacement will be provided in the EIS.

***Adverse Effects on Specific Industries***

Based on the guidelines in the *CEQR Technical Manual*, an assessment is appropriate if a project is expected to affect conditions within a specific industry. This could affect socioeconomic conditions if a substantial number of workers or residents depend on the goods or services provided by the affected businesses, or if the project would result in the loss or substantial diminishment of a particularly important product or service within the city. As noted above, the structures on the project site are currently vacant, and therefore the proposed project would not directly displace any businesses or employees. Moreover, the proposed actions are site-specific, and do not include any citywide regulatory change that would adversely affect the economic and operational conditions of certain types of businesses or processes. Therefore, the proposed actions would not result in significant adverse effects on specific industries, and no further analysis of this issue is required in the EIS.

### Question 3 – Community Facilities

Pursuant to guidelines provided in the 2014 *CEQR Technical Manual* community facilities are public or publicly funded schools, libraries, child care centers, health care facilities and fire and police protection. An analysis looks at an action's potential effect on the services provided by these facilities. An action can affect community facility services when it physically displaces or alters a community facility or causes a change in population that may affect the services delivered by a community facility, as might happen if a facility is already over-utilized, or if a project is large enough to create a demand that could not be met by the existing facility.

The proposed actions would not displace any existing community facilities or services, nor would they affect the physical operations of or access to and from any police or fire stations. Therefore, the proposed actions would not have any significant adverse direct impacts on existing community facilities or services.

As stated in the *CEQR Technical Manual*, the demand for community facilities generally stems from the introduction of new residents to an area. New population added to an area as a result of an action would use existing services, which may result in potential indirect effects on service delivery. The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from a proposed action. The proposed project would introduce up to 100 senior housing units, which would not trigger any of the CEQR thresholds for analysis. Therefore, the proposed project does not have the potential to result in significant, adverse impacts related to public schools, libraries, and child care and analyses of those subjects are not warranted for the proposed project. Lastly, the proposed project would not introduce a sizable new neighborhood; therefore, an assessment of health care facilities and fire and police services would not be warranted.

In summary, the proposed actions would not warrant an assessment of community facilities and services as they would not have the potential to directly or indirectly result in significant adverse direct impacts on existing community facilities or services. Therefore, community facilities and services will not be analyzed in the EIS.

### Question 4 – Open Space

Based on the 2014 *CEQR Technical Manual*, an open space assessment is typically warranted if an action would directly affect an open space or if it would increase the population by more than:

- 350 residents or 750 workers in areas classified as “well-served areas;”
- 50 residents or 125 workers in areas classified as “underserved areas;”
- 200 residents or 500 workers in areas that are not within “well-served” or “underserved areas.”

Maps in the Open Space appendix of the *CEQR Technical Manual* identify the project site as not falling in either a well-served or underserved area. Thus, the analysis threshold used for the proposed project is for a study area that is neither underserved nor well-served by open space.

As shown on pages 3 and 4 of the EAS form, the proposed project would result in an increase of up to 200 senior residents and approximately 1,183 workers compared to No-Action conditions. As such, the proposed project would exceed the CEQR threshold for workers, requiring an analysis of passive open space resources within an approximate ¼-mile radius of the project site boundaries. Therefore,

an open space assessment for the worker population generated by the proposed project is warranted and will be provided in the EIS, as described in the draft Scope of Work.

### **Question 5 – Shadows**

The 2014 *CEQR Technical Manual* requires a shadow assessment for proposed actions that would result in new structures or additions to existing structures that are greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. The proposed project would consist of a shopping center that would vary in height from two to three stories (approximately 30 to 50 feet) and a single residential building containing up to 100 senior housing units that would have up to 11-stories (approximately 110 feet). The project site is located directly south of three little league ball fields, which are sunlight sensitive resources. As such, the proposed project has the potential to cast new shadows on nearby sunlight sensitive resources. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of shadows will be provided in the EIS, as described in the Draft Scope of Work.

### **Question 6 – Historic and Cultural Resources**

According to the 2014 *CEQR Technical Manual*, a historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. Historic and cultural resources, which include both architectural and archaeological resources, are defined as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes properties that have been designated or are under consideration as New York City Landmarks (NYCL) or Scenic Landmarks, or are eligible for such designation; properties within New York City Historic Districts; properties listed or are eligible to be listed on the State and/or National Register of Historic Places (S/NR); and National Historic Landmarks. An assessment of architectural and archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures, within historic districts, and for developments that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated. According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the proposed actions and in the area surrounding identified development sites.

In accordance with the *CEQR Technical Manual*, the New York City Landmarks Preservation Commission (NYCLPC) was consulted regarding the project site's potential archaeological sensitivity and architectural significance. In a letter dated March 14, 2014, the NYCLPC determined that there are no areas of archaeological sensitivity on the project site, nor does the project site have any architectural significance (see Appendix B for NYCLPC letter). As the proposed project requires approval from the Metropolitan Transportation Authority's (MTA's) Board authorizing the surrender of the MTA's leasehold interest in the project site, the New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) has been consulted. In a letter dated April 10, 2013, the NYSOPRHP determined that the proposed project would have no impact on cultural resources in or eligible for inclusion in the State and National Register of Historic Places (see Appendix B for NYSOPRHP letter). Therefore, the proposed actions would not have a significant adverse impact on historic and cultural resources, and no further analysis is warranted. Accordingly, an analysis of historic and cultural resources will not be provided in the EIS.

### Question 7 – Urban Design

An assessment of urban design is warranted when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural features, and wind. According to the 2014 *CEQR Technical Manual*, a preliminary analysis of urban design and visual resources is considered appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following: 1) projects that permit the modification of yard, height, and setback requirements; and 2) projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed action. CEQR stipulates a detailed analysis for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings.

The proposed actions would rezone the project site from M1-1 to C4-3, which would increase permitted density on the project site, and involve a zoning special permit for a LSGD with waivers for exterior signage, yard requirements, height and setback regulations, minimum distance between buildings, and the use of required residential open space for parking. The proposed development would substantially alter the appearance of the project site. Therefore, a discussion of the proposed project's effects on urban design and visual resources will be included in the EIS, as described in the Draft Scope of Work.

### Question 8 – Natural Resources

Pursuant to guidelines provided in the 2014 *CEQR Technical Manual*, a natural resource is defined as the City's biodiversity (plants, wildlife and other organisms); any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. Such resources include ground water, soils and geologic features; numerous types of natural and human-created aquatic and terrestrial habitats (including wetlands, dunes, beaches, grasslands, woodlands, landscaped areas, gardens, parks, and built structures); as well as any areas used by wildlife.

According to the *CEQR Technical Manual*, a natural resources assessment may be appropriate if a natural resource is present on or near the site of a project, and the project would, either directly or indirectly, cause a disturbance of that resource. The project site is improved with a now closed golf range and associated recreational facilities as well as surface parking in a fully developed area of the northern Bronx. The project site contains three small vacant low-rise buildings and is entirely enclosed by fencing. The western portion of the project site along East Gun Hill Road is primarily paved with asphalt, and the southern and western portions of the project site are overlaid with artificial turf that is in poor condition with scattered debris and largely overgrown. The northern edge of the project site is improved with a man-made mini-golf course with landscaped ponds that contain PVC piping, as well as a batting cage. Formerly, the project site had been a manicured and maintained area that did not have the potential for the inclusion of any natural resources of significance. The project site and immediately adjacent area are substantially devoid of natural resources. Therefore, the proposed project would not have a significant adverse impact on natural resources, and no further analysis is warranted. Accordingly, an analysis of natural resources will not be provided in the EIS.

### Question 9 – Hazardous Materials

According to the 2014 *CEQR Technical Manual*, the potential for significant adverse impacts from hazardous materials can occur when: a) elevated levels of hazardous materials exist on a site and the project would increase pathways to human or environmental exposure; b) a project would introduce new activities or processes using hazardous materials and the risk of human or environmental exposure is increased; or c) the project would introduce a population to potential human or environmental exposure from off-site sources. If all these elements can be ruled out, then no further analysis is necessary. The proposed project would result in new residential and commercial development in an area currently zoned for manufacturing and therefore, has the potential to result in significant hazardous materials impacts. Parsons Brinckerhoff Inc. prepared a Phase I Environmental Site Assessment (ESA) for the project site in April 2012 and Arcadis prepared a Phase II ESA Report in April 2013. The New York City Department of Environmental Protection (NYCDEP) has reviewed the Phase I and Phase II prepared for the project site, and has requested that a Remedial Action Plan (RAP) and site specific Construction Health and Safety Plan (CHASP) be submitted to NYCDEP for review and approval. A detailed hazardous materials assessment will be presented in the EIS, as discussed in the Draft Scope of Work.

### Question 10 – Water and Sewer Infrastructure

Given the size of New York City's water supply system and the City's commitment to maintaining adequate water supply and pressures, few actions have the potential to cause significant impacts on this system. Therefore, only very large developments or actions having exceptionally large water demands (e.g., more than one million gallons per day) would warrant a detailed water supply assessment. As shown in Table B-1 below, based on the average daily water use rates provided in Table 13-2 of the 2014 *CEQR Technical Manual*, it is estimated that the proposed project would use a total of approximately 180,064 gallons of water per day. Therefore, an analysis of water supply is not warranted, since the proposed project would not result in a demand of more than one million gallons per day and the project site is not located in an area that experiences low water pressure.

**TABLE B-1**  
**Expected Water Demand on Project site – 2018 With-Action Conditions**

	Use	Size (gross sf [gsf])	Domestic Use (gpd)	Air Conditioning (gpd)	Total Water Demand (gpd)
<b>With- Action Condition</b>	Residential- Senior Housing	100 DU 92,000 gsf	20,000	-	20,000
	Commercial – Shopping Center	390,400 gsf	93,696	66,368	160,064
	<b>Total</b>		<b>113,696</b>	<b>66,368</b>	<b>180,064</b>

**Notes:** Based on average daily water use rates provided in Table 13-2 of the 2014 *CEQR Technical Manual*:

- Residential use: 100 gallons per day (gpd) per resident (conservatively assumes maximum of 2.0 residents per housing unit)
- Retail/Restaurant/Fitness Center use: 0.24 gpd per square foot, plus 0.17 gpd per sf for air conditioning.

For wastewater and stormwater conveyance and treatment, the *CEQR Technical Manual* indicates that a preliminary assessment would be needed if a project is located in a separately sewered area and would exceed the following incremental development of residential units or commercial space above the predicted No-Action scenario in a manufacturing zoning district: 100 residential units or 100,000 sf of commercial/public and institutional/community facility use. As the proposed project would result in a net increase of more than 100,000 sf of commercial space and 100 senior housing units compared to No-Action conditions, a preliminary assessment of wastewater and stormwater infrastructure is warranted and will be provided in the EIS, as discussed in the Draft Scope of Work.

**Question 11 – Solid Waste and Sanitation Services**

A solid waste assessment is warranted if a proposed project would cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the City’s Solid Waste Management Plan (SWMP) or with state policy related to the City’s integrated solid waste management system. According to the 2014 *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons [100,000 pounds] per week or more), thereby resulting in a significant adverse impact. As the proposed 390,400 gross square feet (gsf) shopping center would include a mix of local and destination retail, as well as restaurant uses and a fitness center of up to 40,000 gsf, the proposed project has the potential to generate a substantial amount of solid waste, exceeding the CEQR threshold of 50 tons [100,000 pounds] per week. Therefore, an analysis of solid waste and sanitation services is warranted and will be provided in the EIS, as detailed in the Draft Scope of Work.

**Question 12 – Energy**

According to the guidance of the 2014 *CEQR Technical Manual*, a detailed assessment of energy impacts would only be required for projects that may significantly affect the transmission or generation of energy. The proposed project would not be expected to significantly affect the transmission or generation of energy, and therefore a detailed energy assessment is not warranted and will not be provided in the EIS.

In accordance with *CEQR Technical Manual* guidelines, this environmental assessment discloses the proposed project’s energy consumption. Based on the rates provided in the *CEQR Technical Manual*, the proposed project would be expected to require approximately 96.1 billion British Thermal Units (BTUs) of energy annually (refer to Table B-2 below). This information will be used for the assessment of Greenhouse Gas Emissions in the EIS (see below). Based on the purchase and sales contract between the New York City Economic Development Corporation (NYCEDC) and the applicant, the applicant is required to use good faith efforts to achieve a Leadership in Energy and Environmental Design (LEED) Certification (if possible LEED Silver certification) by the United States Green Building Council (USGBC) for the proposed project. Additionally, the proposed project would be designed to include sustainable building measures where possible.

**TABLE B-2****Expected Energy Use on Project Site – 2018 With-Action Conditions**

	Proposed Use	Approx. Size (gsf)	Rate of Consumption (Thousand BTU [MBTU]/sf)	Annual Energy Use (Million MBTUs)
<b>With-Action Condition</b>	Residential- Senior Housing	100 DU 92,000 gsf	126.7	11,656.4
	Commercial – Shopping Center	390,400 gsf	216.3	84,443.5
	<b>Total</b>			<b>96,099.9</b>

Notes: Based on citywide average annual energy use rates presented in Table 15-1 of the 2014 *CEQR Technical Manual*.

**Question 13 – Transportation**

The 2014 *CEQR Technical Manual* states that a quantified transportation analysis may be warranted if a proposed project is expected to generate more than 50 peak hour vehicle trips at an intersection, 200 peak hour subway, bus, or railroad riders on a transit facility, and 200 peak hour person trips on a pedestrian element. The proposed project would generate additional vehicular travel and increased demand for parking, as well as increased pedestrian traffic and subway and bus riders. These new trips have the potential to affect the area's transportation systems. Therefore, the EIS will include an analysis of transportation (see Draft Scope of Work).

**Question 14 – Air Quality**

Pursuant to the 2014 *CEQR Technical Manual*, an air quality analysis determines whether a proposed project would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality, and also considers the potential of existing sources of air pollution to impact the proposed uses.

The proposed project would result in the conditions outlined in Section 210 of Chapter 17 of the *CEQR Technical Manual* and therefore warrants an analysis of mobile sources. Specifically, the project-generated vehicle trips would exceed the peak vehicle traffic threshold for conducting an air quality analysis of mobile sources, which is 170 vehicles at any intersection, and may potentially exceed the vehicular emissions threshold. The proposed project would also include accessory parking facilities, such as a 4-story parking garage and at-grade parking lots.

In addition, the proposed project would result in the conditions outlined in Section 220 in Chapter 17 of the *CEQR Technical Manual*, and therefore warrants an assessment of stationary sources. Specifically, the proposed project would use fossil fuels for heat and hot water systems, and would add new residential uses within 400 feet of an existing MTA bus depot located directly north of the project site.

Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of air quality will be provided in the EIS. As detailed in the Draft Scope of Work, the air quality assessment will consider the potential impacts on air quality from project-generated vehicle trips, use of the accessory parking facilities, and from existing uses in the surrounding area on the proposed project.

**Question 15 – Greenhouse Gas Emissions and Climate Change**

The 2014 *CEQR Technical Manual* notes that while the need for a greenhouse gas (GHG) emissions and climate change assessment is highly dependent on the nature of the project and its potential impacts, the GHG consistency assessment currently focuses on city capital projects, projects proposing power generation or a fundamental change to the City's solid waste management system, and projects being reviewed in an EIS that would result in development of 350,000 sf or greater (or smaller projects that would result in the construction of a building that is particularly energy-intense, such as a data processing center or health care facility). The proposed project would exceed 350,000 sf, and therefore a GHG assessment will be provided in the EIS, as discussed in the Draft Scope of Work. In addition, the project site is located within the CZB, the 2020s 500-year flood zone, the 2050s 100-year flood zone, and the 2050 500-year flood zone, and therefore a Climate Change assessment will be provided in the EIS, as discussed in the Draft Scope of Work.

**Question 16 – Noise**

According to the 2014 *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis would be required if an action generates or reroutes vehicular traffic, if an action is located near a heavily trafficked thoroughfare, or if an action would be within one mile of an existing flight path or within 1,500 feet of existing rail activity (and with a direct line of sight to that rail facility). A noise assessment would also be appropriate if the action would be located in an area with high ambient noise levels resulting from stationary sources.

The proposed project would result in additional vehicle trips to and from the project site, which may warrant a mobile-source noise assessment. It also would introduce new sensitive receptors in the vicinity of heavily trafficked roadways including East Gun Hill Road and the New England Thruway (I-95), and it would introduce new sensitive receptors in an area that experiences high existing ambient noise levels as a result of its proximity to the aforementioned heavily trafficked roadways. Building attenuation required to provide acceptable interior noise levels for the proposed uses of the project (commercial and residential) will also be examined and discussed in the EIS. Consistent with the guidelines of the *CEQR Technical Manual*, an assessment of noise will be provided in the EIS, as discussed in the Draft Scope of Work.

**Question 17 – Public Health**

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, hazardous materials, construction, and natural resources. The 2014 *CEQR Technical Manual* indicates that for most proposed projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area.

As none of the relevant analyses have yet been completed, the potential for an impact in these analysis areas, and thus potentially to public health, cannot be ruled out at this time. Should the technical analyses conducted for the EIS indicate that significant unmitigated adverse impacts would occur in the areas of air quality, water quality, hazardous materials, or noise, then an assessment of public health will be provided, as discussed in the Draft Scope of Work.

**Question 18 – Neighborhood Character**

As defined in the 2014 *CEQR Technical Manual*, neighborhood character is considered to be an amalgam of the various elements that give a neighborhood its distinct personality. These elements include land use, zoning, and public policy, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, and noise. According to the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in the areas of land use, zoning, and public policy, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, and noise, or when the project may have moderate effects on several of these elements that define a neighborhood's character. The proposed

project is expected to affect one or more of the constituent elements of the neighborhood character, including land use patterns, socioeconomic conditions, urban design, open space usage, urban design and visual resources, shadows, and levels of traffic and noise. Therefore, an analysis of the Proposed Action's effects on neighborhood character will be provided in the EIS, as described in the Draft Scope of Work.

### **Question 19 – Construction Impacts**

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise patterns, and air quality conditions. In addition, because soils are disturbed during construction, any action proposed for a site that has been found to have the potential to contain hazardous materials should also consider the possible construction impacts that could result from contamination.

The proposed actions would result in construction of eight buildings on a single site, which is expected to occur over a period of approximately two years, with construction starting in early 2016 and all buildings operable in 2018. The project site is located along East Gun Hill Road, and in close proximity to I-95. Directly north of the project site are three little league ball fields and a MTA regional bus depot. As discussed in the Draft Scope of Work, a preliminary assessment of construction-period impacts is warranted and will be undertaken in the EIS, following the guidelines in the 2014 *CEQR Technical Manual*. The preliminary assessment will evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors. As discussed in the Draft Scope of Work, the potential construction impacts on hazardous materials, as well as on transportation, air quality, noise, and other technical areas, will be assessed in the EIS. If the preliminary assessments indicate the potential for a significant impact during construction, a detailed construction impact analysis will be undertaken and reported in the EIS in accordance with guidelines contained in the *CEQR Technical Manual*.

**APPENDIX A**

***WATERFRONT REVITALIZATION PROGRAM  
CONSISTENCY ASSESSMENT FORM***

For Internal Use Only:

WRP no. \_\_\_\_\_

Date Received: \_\_\_\_\_

DOS no. \_\_\_\_\_

## NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's designated coastal zone, must be reviewed and assessed for their consistency with the New York City Waterfront Revitalization Program (WRP). The WRP was adopted as a 197-a Plan by the Council of the City of New York on October 13, 1999, and subsequently approved by the New York State Department of State with the concurrence of the United States Department of Commerce pursuant to applicable state and federal law, including the Waterfront Revitalization of Coastal Areas and Inland Waterways Act. As a result of these approvals, state and federal discretionary actions within the city's coastal zone must be consistent to the maximum extent practicable with the WRP policies and the city must be given the opportunity to comment on all state and federal projects within its coastal zone.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, other state agencies or the New York City Department of City Planning in their review of the applicant's certification of consistency.

### A. APPLICANT

1. Name: \_\_\_\_\_
2. Address: \_\_\_\_\_
3. Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_
4. Project site owner: \_\_\_\_\_

### B. PROPOSED ACTIVITY

1. Brief description of activity:
  
  
  
  
  
  
  
  
  
  
2. Purpose of activity:
  
  
  
  
  
  
  
  
  
  
3. Location of activity: (street address/borough or site description):

**Proposed Activity Cont'd**

- 4. If a federal or state permit or license was issued or is required for the proposed activity, identify the permit type(s), the authorizing agency and provide the application or permit number(s), if known:
  
- 5. Is federal or state funding being used to finance the project? If so, please identify the funding source(s).
  
- 6. Will the proposed project require the preparation of an environmental impact statement?  
 Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, identify Lead Agency:
  
- 7. Identify **city** discretionary actions, such as a zoning amendment or adoption of an urban renewal plan, required for the proposed project.

**C. COASTAL ASSESSMENT**

**Location Questions:**

**Yes No**

- 1. Is the project site on the waterfront or at the water's edge? \_\_\_\_\_
- 2. Does the proposed project require a waterfront site? \_\_\_\_\_
- 3. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land underwater, or coastal waters? \_\_\_\_\_

**Policy Questions**

**Yes No**

The following questions represent, in a broad sense, the policies of the WRP. Numbers in parentheses after each question indicate the policy or policies addressed by the question. The new Waterfront Revitalization Program offers detailed explanations of the policies, including criteria for consistency determinations.

Check either "Yes" or "No" for each of the following questions. For all "yes" responses, provide an attachment assessing the effects of the proposed activity on the relevant policies or standards. Explain how the action would be consistent with the goals of those policies and standards.

- 4. Will the proposed project result in revitalization or redevelopment of a deteriorated or under-used waterfront site? (1) \_\_\_\_\_
- 5. Is the project site appropriate for residential or commercial redevelopment? (1.1) \_\_\_\_\_
- 6. Will the action result in a change in scale or character of a neighborhood? (1.2) \_\_\_\_\_

**Policy Questions cont'd**

**Yes No**

- |   |       |       |
|---|-------|-------|
| 7. Will the proposed activity require provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (1.3)                                       | _____ | _____ |
| 8. Is the action located in one of the designated Significant Maritime and Industrial Areas (SMIA): South Bronx, Newtown Creek, Brooklyn Navy Yard, Red Hook, Sunset Park, or Staten Island? (2)        | _____ | _____ |
| 9. Are there any waterfront structures, such as piers, docks, bulkheads or wharves, located on the project sites? (2)   | _____ | _____ |
| 10. Would the action involve the siting or construction of a facility essential to the generation or transmission of energy, or a natural gas facility, or would it develop new energy resources? (2.1) | _____ | _____ |
| 11. Does the action involve the siting of a working waterfront use outside of a SMIA? (2.2)   | _____ | _____ |
| 12. Does the proposed project involve infrastructure improvement, such as construction or repair of piers, docks, or bulkheads? (2.3, 3.2)  | _____ | _____ |
| 13. Would the action involve mining, dredging, or dredge disposal, or placement of dredged or fill materials in coastal waters? (2.3, 3.1, 4, 5.3, 6.3)   | _____ | _____ |
| 14. Would the action be located in a commercial or recreational boating center, such as City Island, Sheepshead Bay or Great Kills or an area devoted to water-dependent transportation? (3)            | _____ | _____ |
| 15. Would the proposed project have an adverse effect upon the land or water uses within a commercial or recreation boating center or water-dependent transportation center? (3.1)                      | _____ | _____ |
| 16. Would the proposed project create any conflicts between commercial and recreational boating? (3.2)  | _____ | _____ |
| 17. Does the proposed project involve any boating activity that would have an impact on the aquatic environment or surrounding land and water uses? (3.3)   | _____ | _____ |
| 18. Is the action located in one of the designated Special Natural Waterfront Areas (SNWA): Long Island Sound- East River, Jamaica Bay, or Northwest Staten Island? (4 and 9.2)                         | _____ | _____ |
| 19. Is the project site in or adjacent to a Significant Coastal Fish and Wildlife Habitat? (4.1)  | _____ | _____ |
| 20. Is the site located within or adjacent to a Recognized Ecological Complex: South Shore of Staten Island or Riverdale Natural Area District? (4.1and 9.2)  | _____ | _____ |
| 21. Would the action involve any activity in or near a tidal or freshwater wetland? (4.2)   | _____ | _____ |
| 22. Does the project site contain a rare ecological community or would the proposed project affect a vulnerable plant, fish, or wildlife species? (4.3)   | _____ | _____ |
| 23. Would the action have any effects on commercial or recreational use of fish resources? (4.4)  | _____ | _____ |
| 24. Would the proposed project in any way affect the water quality classification of nearby waters or be unable to be consistent with that classification? (5)  | _____ | _____ |
| 25. Would the action result in any direct or indirect discharges, including toxins, hazardous substances, or other pollutants, effluent, or waste, into any waterbody? (5.1)                            | _____ | _____ |
| 26. Would the action result in the draining of stormwater runoff or sewer overflows into coastal waters? (5.1)  | _____ | _____ |
| 27. Will any activity associated with the project generate nonpoint source pollution? (5.2)   | _____ | _____ |
| 28. Would the action cause violations of the National or State air quality standards? (5.2)   | _____ | _____ |

**Policy Questions cont'd**

**Yes No**

29. Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C)

\_\_\_\_\_

30. Will the project involve the excavation or placing of fill in or near navigable waters, marshes, estuaries, tidal marshes or other wetlands? (5.3)

\_\_\_\_\_

31. Would the proposed action have any effects on surface or ground water supplies? (5.4)

\_\_\_\_\_

32. Would the action result in any activities within a federally designated flood hazard area or state-designated erosion hazards area? (6)

\_\_\_\_\_

33. Would the action result in any construction activities that would lead to erosion? (6)

\_\_\_\_\_

34. Would the action involve construction or reconstruction of a flood or erosion control structure? (6.1)

\_\_\_\_\_

35. Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1)

\_\_\_\_\_

36. Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2)

\_\_\_\_\_

37. Would the proposed project affect a non-renewable source of sand ? (6.3)

\_\_\_\_\_

38. Would the action result in shipping, handling, or storing of solid wastes, hazardous materials, or other pollutants? (7)

\_\_\_\_\_

39. Would the action affect any sites that have been used as landfills? (7.1)

\_\_\_\_\_

40. Would the action result in development of a site that may contain contamination or that has a history of underground fuel tanks, oil spills, or other form or petroleum product use or storage? (7.2)

\_\_\_\_\_

41. Will the proposed activity result in any transport, storage, treatment, or disposal of solid wastes or hazardous materials, or the siting of a solid or hazardous waste facility? (7.3)

\_\_\_\_\_

42. Would the action result in a reduction of existing or required access to or along coastal waters, public access areas, or public parks or open spaces? (8)

\_\_\_\_\_

43. Will the proposed project affect or be located in, on, or adjacent to any federal, state, or city park or other land in public ownership protected for open space preservation? (8)

\_\_\_\_\_

44. Would the action result in the provision of open space without provision for its maintenance? (8.1)

\_\_\_\_\_

45. Would the action result in any development along the shoreline but NOT include new water-enhanced or water-dependent recreational space? (8.2)

\_\_\_\_\_

46. Will the proposed project impede visual access to coastal lands, waters and open space? (8.3)

\_\_\_\_\_

47. Does the proposed project involve publicly owned or acquired land that could accommodate waterfront open space or recreation? (8.4)

\_\_\_\_\_

48. Does the project site involve lands or waters held in public trust by the state or city? (8.5)

\_\_\_\_\_

49. Would the action affect natural or built resources that contribute to the scenic quality of a coastal area? (9)

\_\_\_\_\_

50. Does the site currently include elements that degrade the area's scenic quality or block views to the water? (9.1)

\_\_\_\_\_

**Policy Questions cont'd**

**Yes      No**

51. Would the proposed action have a significant adverse impact on historic, archeological, or cultural resources? (10)

52. Will the proposed activity affect or be located in, on, or adjacent to an historic resource listed on the National or State Register of Historic Places, or designated as a landmark by the City of New York? (10)

**D. CERTIFICATION**

The applicant or agent must certify that the proposed activity is consistent with New York City's Waterfront Revitalization Program, pursuant to the New York State Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If the certification can be made, complete this section.

"The proposed activity complies with New York State's Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent Name: Gun Hill Square, LLC

Address: 2309 Frederick Douglass Blvd., New York, NY 10027

Telephone: 212.678.4400

Applicant/Agent Signature:  Date: 7/2/2014

**APPENDIX B**

***NEW YORK CITY LANDMARKS PRESERVATION COMMISSION AND  
NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION  
CORRESPONDENCE***

## ENVIRONMENTAL REVIEW

**Project number:** DEPUTY MAYOR FINANCE/ECO DEV / 77DME013X  
**Project:** GUN HILL SQUARE  
**Address:** 1824 ALLERTON AVENUE, **BBL:** 2048040100  
**Date Received:** 3/7/2014

---

**No architectural significance**

**No archaeological significance**

**Designated New York City Landmark or Within Designated Historic District**

**Listed on National Register of Historic Places**

**Appears to be eligible for National Register Listing and/or New York City Landmark Designation**

**May be archaeologically significant; requesting additional materials**

**Comments:**

*Gina Santucci*

3/14/2014

---

SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 29309\_FSO\_DNP\_03142014.doc



## New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation  
P.O. Box 189, Waterford, New York 12188-0189  
518-237-8643

RECEIVED

APR 17 2014

Philip Habib & Assoc.

Andrew M. Cuomo  
Governor

Rose Harvey  
Commissioner

April 10, 2014

Lisa Jourdy, AICP  
Philip Habib & Associates  
102 Madison Ave., 11th floor  
New York, New York 10016

Re: MTA  
Gun Hill Square  
1769, 1771 & 1825 East Gun Hill Road  
BRONX, Bronx County  
14PR00904

Dear Ms. Jourdy, AICP:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the OPRHP's opinion that your project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation