

**Sustainable
Management
LLC**

**Environmental Analysis
Transportation
Planning
Development Consulting
Real Estate Analysis
and
HazMat Investigation**

**Environmental Assessment Statement
Parts I and II**



**Columbia Grammar and
Preparatory School**

**36 West 93rd Street
New York, NY 10025**

October 18, 2012

**Sustainable Management LLC
1370 Broadway
5th Floor
New York, NY 10018
(646) 380-1940
Fax: (646) 380-1220**



**City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM**

Please fill out, print and submit to the appropriate agency (see instructions)

PART I: GENERAL INFORMATION

PROJECT NAME

1. Reference Numbers

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

2a. Lead Agency Information

NAME OF LEAD AGENCY

2b. Applicant Information

NAME OF APPLICANT

NAME OF LEAD AGENCY CONTACT PERSON	NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
------------------------------------	--

ADDRESS	ADDRESS
---------	---------

CITY	STATE	ZIP	CITY	STATE	ZIP
------	-------	-----	------	-------	-----

TELEPHONE	FAX	TELEPHONE	FAX
-----------	-----	-----------	-----

EMAIL ADDRESS	EMAIL ADDRESS
---------------	---------------

3. Action Classification and Type

SEQRA Classification

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

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

LOCALIZED ACTION, SITE SPECIFIC LOCALIZED ACTION, SMALL AREA GENERIC ACTION

4. Project Description:

4a. Project Location: Single Site (for a project at a single site, complete all the information below)

ADDRESS	NEIGHBORHOOD NAME
TAX BLOCK AND LOT	BOROUGH COMMUNITY DISTRICT
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS	
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY:	ZONING SECTIONAL MAP NO:

4b. Project Location: Multiple Sites (Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)

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

City Planning Commission: YES NO

- | | |
|--|---|
| <input type="checkbox"/> CITY MAP AMENDMENT | <input type="checkbox"/> ZONING CERTIFICATION |
| <input type="checkbox"/> ZONING MAP AMENDMENT | <input type="checkbox"/> ZONING AUTHORIZATION |
| <input type="checkbox"/> ZONING TEXT AMENDMENT | <input type="checkbox"/> HOUSING PLAN & PROJECT |
| <input type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP) | <input type="checkbox"/> SITE SELECTION — PUBLIC FACILITY |
| <input type="checkbox"/> CONCESSION | <input type="checkbox"/> FRANCHISE |
| <input type="checkbox"/> UDAAP | <input type="checkbox"/> DISPOSITION — REAL PROPERTY |
| <input type="checkbox"/> REVOCABLE CONSENT | |

ZONING SPECIAL PERMIT, SPECIFY TYPE:

- MODIFICATION OF
 RENEWAL OF
 OTHER

Board of Standards and Appeals: YES NO

- SPECIAL PERMIT
- EXPIRATION DATE MONTH DAY YEAR
- VARIANCE (USE)
- VARIANCE (BULK)

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

Department of Environmental Protection: YES NO

Other City Approvals: YES NO

- | | |
|--|--|
| <input type="checkbox"/> LEGISLATION | <input type="checkbox"/> RULEMAKING |
| <input type="checkbox"/> FUNDING OF CONSTRUCTION; SPECIFY | <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES |
| <input type="checkbox"/> POLICY OR PLAN; SPECIFY | <input type="checkbox"/> FUNDING OF PROGRAMS; SPECIFY |
| <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL (<i>not subject to CEQR</i>) | <input type="checkbox"/> PERMITS; SPECIFY: |
| <input type="checkbox"/> 384(b)(4) APPROVAL | <input type="checkbox"/> OTHER; EXPLAIN |
| <input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) (<i>not subject to CEQR</i>) | |

6. State or Federal Actions/Approvals/Funding: YES NO IF "YES," IDENTIFY

7. Site Description: *Except where otherwise indicated, provide the following information with regard to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory controls.*

GRAPHICS *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11x17 inches in size and must be folded to 8.5 x 11 inches for submission.*

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> Site location map | <input type="checkbox"/> Zoning map | <input type="checkbox"/> Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map |
| <input type="checkbox"/> Sanborn or other land use map | <input type="checkbox"/> Tax map | <input type="checkbox"/> For large areas or multiple sites, a GIS shape file that defines the project sites |

PHYSICAL SETTING (*both developed and undeveloped areas*)

Total directly affected area (sq. ft.):	Type of waterbody and surface area (sq. ft.):	Roads, building and other paved surfaces (sq. ft.):
---	---	---

Other, describe (sq. ft.):

8. Physical Dimensions and Scale of Project (*if the project affects multiple sites, provide the total development below facilitated by the action*)

Size of project to be developed: _____ (gross sq. ft.)

Does the proposed project involve changes in zoning on one or more sites? YES NO

If 'Yes,' identify the total square feet owned or controlled by the applicant: _____ Total square feet of non-applicant owned development: _____

Does the proposed project involve in-ground excavation or subsurface disturbance, including but not limited to foundation work, pilings, utility lines, or grading? YES NO

If 'Yes,' indicate the estimated area and volume dimensions of subsurface disturbance (if known):

Area: _____ sq. ft. (width x length) Volume: _____ cubic feet (width x length x depth)

Does the proposed project increase the population of residents and/or on-site workers? YES NO Number of additional residents? _____ Number of additional workers? _____

Provide a brief explanation of how these numbers were determined:

Does the project create new open space? YES NO If Yes: _____ (sq. ft)

Using Table 14-1, estimate the project's projected operational solid waste generation, if applicable: _____ (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: _____ (annual BTUs)

9. Analysis Year [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL):	ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:
---	---

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES NO IF MULTIPLE PHASES, HOW MANY PHASES: _____

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

10. What is the Predominant Land Use in Vicinity of Project? (*Check all that apply*)

- | | | | | |
|--------------------------------------|--|-------------------------------------|---|---|
| <input type="checkbox"/> RESIDENTIAL | <input type="checkbox"/> MANUFACTURING | <input type="checkbox"/> COMMERCIAL | <input type="checkbox"/> PARK/FOREST/OPEN SPACE | <input type="checkbox"/> OTHER, Describe: _____ |
|--------------------------------------|--|-------------------------------------|---|---|

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

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

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following				
No. of dwelling units				
No. of low- to moderate income units				
No. of stories				
Gross Floor Area (sq.ft.)				
Describe Type of Residential Structures				
Commercial	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)				
No. of bldgs				
GFA of each bldg (sq.ft.)				
Manufacturing/Industrial	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following:				
Type of use				
No. of bldgs				
GFA of each bldg (sq.ft.)				
No. of stories of each bldg				
Height of each bldg				
Open storage area (sq.ft.)				
If any unenclosed activities, specify				
Community Facility	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following:				
Type				
No. of bldgs				
GFA of each bldg (sq.ft.)				
No. of stories of each bldg				
Height of each bldg				
Vacant Land	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If yes, describe:				
Publicly Accessible Open Space	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)				
Other Land Use	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If yes, describe				
Parking				
Garages	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Parking (continued)				
Lots	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If yes, describe				
Storage Tanks				
Storage Tanks	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following:				
Gas/Service stations	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
Oil storage facility	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
Other, identify:	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If yes to any of the above, describe:				
Number of tanks				
Size of tanks				
Location of tanks				
Depth of tanks				
Most recent FDNY inspection date				
Population				
Residents	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If any, specify number				
Briefly explain how the number of residents was calculated:				
Businesses	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
If any, specify the following:				
No. and type				
No. and type of workers by business				
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:				
Zoning*				
Zoning classification				
Maximum amount of floor area that can be developed (in terms of bulk)				
Predominant land use and zoning classifications within a 0.25 mile radius of proposed project				
Attach any additional information as may be needed to describe the project.				
If your project involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include the total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

*This section should be completed for all projects, except for such projects that would apply to the entire city or to areas that are so extensive that site-specific zoning information is not appropriate or practicable.

PART II: TECHNICAL ANALYSES

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, answer the subsequent questions for that technical area and consult the relevant chapter of the CEQR Technical Manual for guidance on providing additional analyses (and attach supporting information, if needed) 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 often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to either provide additional information to support the Full EAS Form. For example, if a question is answered ‘No,’ an agency may request a short explanation for this response.

	YES	NO
1. LAND USE, ZONING AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If “Yes”, complete a preliminary assessment and attach.		
(b) Is the project a large, publicly sponsored project? If “Yes”, complete a PlaNYC assessment and attach.		
(c) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries? If “Yes”, complete the Consistency Assessment Form .		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
• Generate a net increase of 200 or more residential units?		
• Generate a net increase of 200,000 or more square feet of commercial space?		
• Directly displace more than 500 residents?		
• Directly displace more than 100 employees?		
• Affect conditions in a specific industry?		
(b) If ‘Yes’ to any of the above, attach supporting information to answer the following questions, as appropriate. If ‘No’ was checked for each category above, the remaining questions in this technical area do not need to be answered.		
(1) Direct Residential Displacement		
• If more than 500 residents would be displaced, would these displaced residents represent more than 5% of the primary study area population?		
• 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?		
(2) Indirect Residential Displacement		
• Would the expected average incomes of the new population exceed the average incomes of the study area populations?		
• If ‘Yes,’ would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions?		
• If ‘Yes,’ would the study area have a significant number of unprotected rental units?		
Would more than 10 percent of all the housing units be renter-occupied and unprotected?		
Or, would more than 5 percent of all the housing units be renter-occupied and unprotected where no readily observable trend toward increasing rents and new market rate development exists within the study area?		

	YES	NO
(3) Direct Business Displacement		
• Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		
• Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		
• Or, is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?		
(4) Indirect Business Displacement		
• Would the project potentially introduce trends that make it difficult for businesses to remain in the area?		
• Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated as a result, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?		
(5) Affects on Industry		
• Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?		
• Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?		
3. COMMUNITY FACILITIES: <u>CEQR Technical Manual Chapter 6</u>		
(a) Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?		
(b) Would the project exceed any of the thresholds outlined in Table 6-1 in Chapter 6 ?		
(c) If 'No' was checked above, the remaining questions in this technical area do not need to be answered. If 'Yes' was checked, attach supporting information to answer the following, if applicable.		
(1) Child Care Centers		
• 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?		
• If Yes, would the project increase the collective utilization rate by 5 percent from the No-Action scenario?		
(2) Libraries		
• Would the project increase the study area population by 5 percent from the No-Action levels?		
• If Yes, would the additional population impair the delivery of library services in the study area?		
(3) Public Schools		
• 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 105 percent?		
• If Yes, would the project increase this collective utilization rate by 5 percent from the No-Action scenario?		
(4) Health Care Facilities		
• Would the project affect the operation of health care facilities in the area?		
(5) Fire and Police Protection		
• Would the project affect the operation of fire or police protection in the area?		
4. OPEN SPACE: <u>CEQR Technical Manual Chapter 7</u>		
(a) Would the project change or eliminate existing open space?		
(b) Is the project located within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island ?		
(c) If 'Yes,' would the proposed project generate more than 50 additional residents or 125 additional employees?		
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island ?		
(e) If 'Yes,' would the project generate more than 350 additional residents or 750 additional employees?		
(f) If the project is not located within an underserved or well-served area, would it generate more than 200 additional residents or 500 additional employees?		
(g) If 'Yes' to any of the above questions, attach supporting information to answer the following:		
• Does the project result in a decrease in the open space ratio of more than 5%?		
• If the project is within an underserved area, is the decrease in open space between 1% and 5%?		
• If 'Yes,' are there qualitative considerations, such as the quality of open space, that need to be considered?		

	YES	NO
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?		
(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?		
(c) If 'Yes' to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year.		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for, or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District? If "Yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?		
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning?		
(c) If "Yes" to either of the above, please provide the information requested in Chapter 10 .		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes", complete the Jamaica Bay Watershed Form .		
(b) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ? If "Yes," list the resources: Attach supporting information on whether the proposed project would affect any of these resources.		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?		
(b) Does the proposed project site have existing institutional controls (e.g. (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		
(c) Does the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?		
(d) Does 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?		
(e) Does the project result in development where underground and/or aboveground storage tanks (e.g. gas stations) are or were on or near the site?		
(f) Does the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		
(g) Does the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?		
(h) Has a Phase I Environmental Site Assessment been performed for the site? If "Yes," were RECs identified? Briefly identify:		
(i) Based on a Phase I Assessment, is a Phase II Assessment needed?		
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?		
(b) Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 SF or more of commercial space in Manhattan or at least 400 residential units or 150,000 SF or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		
(c) Is the proposed project located in a separately sewerred area and result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?		
(d) Does the proposed project involve development on a site five acres or larger where the amount of impervious surface would increase?		
(e) Would the proposed project involve development on a site one acre or larger where the amount of impervious surface would increase and is located within the Jamaica Bay Watershed or in certain specific drainage areas including: Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek?		
(f) Would the proposed project be located in an area that is partially sewerred or currently unsewerred?		
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a WWTP and/or generate contaminated stormwater in a separate storm sewer system?		
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?		
(i) If "Yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Would the proposed project have the potential to generate 1000,000 pounds (50 tons) or more of solid waste per week?		
(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?		

	YES	NO
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Would the proposed project affect the transmission or generation of energy?		
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?		
(b) If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		
(1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? 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 peakhour. See Subsection 313 in Chapter 16 for more information.</i>		
(2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? If "Yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?		
(3) Would the proposed project result in more than 200 pedestrian trips per project peak hour? 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?		
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?		
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ? If "Yes," would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph ? (attach graph as needed)		
(c) Does the proposed project involve multiple buildings on the project site?		
(d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?		
(e) Does the proposed project site have existing institutional controls (e.g. E) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		
(f) If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?		
(b) If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in Chapter 18 ?		
(c) If "Yes," attach supporting documentation to answer the following: Would the project be consistent with the City's GHG reduction goal?		
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?		
(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?		
(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?		
(d) Does the proposed project site have existing institutional controls (e.g. E-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		
(e) If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20 ?		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted for the following technical areas, check Yes if any of the following technical areas required 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.		
(b) If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		

		YES	NO
19.	CONSTRUCTION IMPACTS: <i>CEQR Technical Manual Chapter 22</i> Would the project's construction activities involve (check all that apply):		
	• Construction activities lasting longer than two years;		
	• Construction activities within a Central Business District or along an arterial or major thoroughfare;		
	• Require closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc);		
	• Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out;		
	• The operation of several pieces of diesel equipment in a single location at peak construction;		
	• Closure of community facilities or disruption in its service;		
	• Activities within 400 feet of a historic or cultural resource; or		
	• Disturbance of a site containing natural resources.		

If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of 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.

20. APPLICANT'S CERTIFICATION

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the

of

APPLICANT/SPONSOR

NAME THE ENTITY OR OWNER

the entity which seeks the permits, approvals, funding or other governmental action described in this EAS.

Check if prepared by: APPLICANT/REPRESENTATIVE OR LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

APPLICANT/SPONSOR NAME:

LEAD AGENCY REPRESENTATIVE NAME:

SIGNATURE:

DATE:

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.

Project Description

This Environmental Assessment Statement (EAS) is filed in connection with an application to the New York City Board of Standards & Appeals (BSA) pursuant to Section 72-21 of the Zoning Resolution to permit in an R7-2 zoning district, the construction of new floor area on the third, fourth, and fifth floors of the existing school building and the addition of new sixth and seventh floors to the structure. The proposed expansion is contrary to the district bulk regulations and requires variances from the BSA.

The subject site is located at 36 West 93rd Street/33 West 92nd Street (Block 1206, Lot 20) between Central Park West and Columbus Avenue on the Upper West Side of Manhattan in Community District 7, and consists of an 8,354 square foot rectangular shaped through lot with 35'-7" of frontage along West 92nd Street and 44'-2" feet of frontage along West 93rd Street. The site is developed with a 28,178 square foot, five-story with cellar and sub-cellar private school known as the Columbia Grammar and Preparatory School ("Columbia Grammar").

Columbia grammar owns five interconnected brownstones on West 94th Street which together house Pre-K through the 2nd grade. The original school building at 5 West 93rd Street, which is internally connected with the five brownstones on West 94th Street, houses grades three and four. Two newer buildings are located across the street on West 93rd Street which house grades seven through twelve at 4 West 93rd Street and grades five and six at 36 West 93rd Street. The buildings at numbers 4 and 36 West 93rd Street are separated by an apartment building facing West 93rd Street and a second apartment building facing West 92nd Street, with a connecting walkway running along the back of both of these apartment buildings.

The proposed action would facilitate the addition of 16,045 gross square feet of floor area to the existing third, fourth, and fifth floors of the building and on new sixth and seventh floors. Under the proposal, the building would be built to a height of seven stories and would contain approximately 55,975 gross square feet of floor area. The proposed project would be built and occupied by 2014.

The proposed action would permit for an expansion of the existing Columbia Grammar and Preparatory School on the subject property. The configuration of the subject zoning lot, the limitations imposed by the existing school building, and Columbia Grammar's programmatic requirements necessitate the requested bulk variance to allow the proposed school expansion. The floor area to be added to the building is required by Columbia Grammar to fulfill the school's longstanding goal of having a self-contained middle school division consisting of grades five through seven. The proposed enlargement also would allow a modest increase in Columbia Grammar's student population, and thus satisfy to a limited degree the demand for enrollment from the surrounding communities in its Kindergarten through twelfth grades.

Columbia Grammar educates pre-Kindergarten through twelfth grade students, and presently has an enrollment of approximately 80 students which is projected to increase to 110 for 2014 when the school is projected to open. Therefore the proposed expansion would accommodate 30 additional student enrollments. Columbia Grammar currently has approximately 65 employees. Following completion of the proposed expansion the school would add approximately 6 additional employees.

Columbia Grammar is one of the last public or private schools in New York City with grades K through 12 that does not have a middle school. The arrangement of the school with only lower and upper divisions represents an outdated approach to school organization. The relevant literature over the past 30 years suggests that students in grades five through seven benefit greatly from the middle school experience, with their own separate curriculum, teachers who are trained to educate that age group, and administrators who are experienced and focused on the social and developmental needs of children of middle school age.

The relationship between the buildings once the proposed expansion is completed would greatly reduce not only crowding within the school but traffic between the various school buildings. Currently, grades five and six are the only grades in the subject building at 36 West 93rd Street. The seventh grade is located in the high school building and need to travel to the middle school building for language, art, and cafeteria and learning specialists. The new arrangement would locate all three middle school grades under one roof at 36 West 93rd Street, thereby greatly reducing traffic and time wasted in transit. The proposed middle school, consisting of grades five, six and seven would be fully accommodated in the new expanded building at 36 West 96th Street.

Analysis Framework

The 2012 CEQR Manual Chapter 2-210 states: *“The purpose and need for the project should be explained clearly at the beginning of the EAS or EIS, allowing the decision-makers to balance the goals of the project with environmental concerns, if any, in determining whether the project should be approved. For city-sponsored project, this statement of objectives or purpose should be framed in terms of how the project meets public needs and responds to public policies, such as the provision of affordable housing, siting of a new school in an underserved area, promotion of environmental sustainability, just several of many other city policies and goals. Proposals by private applicants should be framed in terms of how the project would address the applicant’s goals for development.”*

The analysis is based on a comparison of a Reasonable Worse Case Development Scenario (RWCDS) No-Action scenario with a RWCDS With-Action scenario. The incremental difference between the two scenarios will be used to determine any significant impacts.

Land Use

RWCDS No-Action Scenario

In the absence of the proposed action, the Columbia Grammar School would continue to occupy the site but would be unable to reconfigure its space to meet the programmatic needs for a self-contained middle school and to provide a modest amount of space for additional enrollments.

Absent the action, the project site could be developed with an as-of-right development of up to 54,301 square feet of community facility space under the R7-2 zoning regulations applicable to the property. However, Columbia Grammar School does not desire to maximize floor area on the site since the resulting building would be in further non-compliance with other zoning provisions applicable to the site.

Surrounding land uses within the study area are expected to remain largely unchanged by the project build year of 2014. No new development within the 400-foot radius study area is anticipated to occur by the build-year as the project study area is fully developed with buildings of substantial size.

RWCDS With-Action Scenario

The proposed development would result in the construction of a seven-story, 16,045 gross square foot expansion to the existing building on the subject site increasing the size of the school building by approximately 55,975 gross square feet of floor area. The proposed action would facilitate the addition of new floor area to the existing third, fourth, and fifth floors of the building as well as the addition of new sixth and seventh floors. The proposed enlargement of the existing five-story school building involves the following changes:

- Building out the setback area at the West 92nd Street frontage at the existing third and a portion of the fourth floor;
- Building out an existing setback area at the West 93rd Street frontage at the existing fifth floor, and
- Adding two new floors so that, upon completion, the building would consist of a sub-cellar, cellar, and seven floors fully above grade.

The enlarged building would be 105 feet 1.5 inches in height excluding rooftop bulkheads, elevator machine room, and mechanical spaces. After the proposed expansion, the building would have 37 classrooms, two dining rooms, a faculty lounge, a library, nine offices, and ancillary spaces such as a conference room, a copy room, and a reception area.

The configuration of the subject zoning lot, the limitations imposed by the existing school building, and Columbia Grammar School's programmatic requirements necessitate the requested area zoning variance to allow the proposed school expansion. The floor area to

be added to the building is required by Columbia Grammar to fulfill the school's longstanding goal of having a self-contained middle division consisting of grades five through eight. The school's severe space limitations have required Columbia Grammar to maintain grades five and six as the final two years of its elementary school division. At the same time, Columbia Grammar has had no choice but to house grades seven and eight as the first two years of its high school.

The proposed enlargement would also allow a modest increase in Columbia Grammar's student population, and thus satisfy to a limited degree the demand for enrollment in its grades K-12. With the proposed enlargement Columbia Grammar would be able to increase its enrollment by approximately 30 students by the project build year. As a result, the proposed enlargement would allow the school to better serve the demand of families from the surrounding communities for enrollment.

The existing building is too small to accommodate the organization of the school with lower, middle and upper divisions, as it was not designed to accommodate the necessary classrooms and ancillary space needed for a middle division. The limitations imposed by the former West Side Urban Renewal Area plan, which no longer restrict the use or development of the property, precluded Columbia Grammar in 1995 from developing the site beyond its present configuration. With the ending of the urban renewal plan, the school can now pursue the expansion of the existing building by developing the unused portion of its permitted floor area.

The requested bulk variances are required in order to allow the proposed enlargement on the subject property. The narrowness of the subject lot with its varying frontages on West 92nd and West 93rd Street cannot accommodate the requisite amount of floor area and comply with the applicable height and setback requirements, lot coverage, rear yard equivalent, and height limitations for narrow buildings or enlargements, and also meet the programmatic needs of Columbia Grammar.

The subject community facility is a permitted use within the R7-2 zoning district. The school building after the proposed enlargement would be in harmony with existing development on the block and in the surrounding area.

Conclusion

The requested bulk variances are necessary to allow the proposed development to proceed. The proposed action would permit and provide for an expansion of the existing community facility on the project site thereby allowing Columbia Grammar to meet its programmatic needs. The action would result in a development which would be similar to and harmonious with existing community facility and residential uses within the immediate vicinity of the property.

No potentially significant adverse impacts related to land use are expected to occur as a result of the proposed action. Therefore, no further analysis of land use is warranted.

Zoning

Existing Conditions

The subject site is located within an R7-2 zoning district as is part of the 400 foot study radius area from the site boundaries. The other zoning designations within the 400 foot study area radius are R10A which is mapped along a 150 foot wide strip extending west of Central Park West. A C1-9 zoning district is mapped to varying depths along both sides of Columbus Avenue south of West 93rd Street, and a C208 zoning district is mapped along the east side of Columbus Avenue at a depth of 200 feet between West 93rd and West 94th streets.

R7 districts are medium density apartment house districts that also permit community facility uses, and are primarily mapped in upper Manhattan. Regulations for residential development in R7-1 and R7-2 districts are essentially the same except that R7-2 districts have lower parking requirements. The height factor regulations for R7 districts encourage low rise apartment buildings on smaller lots, and taller buildings with low lot coverage on larger lots. The Quality Housing program is optional in R7 districts resulting in lower rise buildings with greater lot coverage. The R7-2 zoning district permits a residential floor area (FAR) ranging between 0.87 and 3.44 and a community facility floor area ratio of up to 6.5. The higher residential FAR typically produces 14-story apartment buildings with low lot coverage. The R7-2 zoning district regulations also require that parking be provided for 50 percent of the dwelling units.

Relative to other bulk regulations of the R7-2 zoning district that would be relevant to a community facility use on the subject property, the district permits a maximum community facility lot coverage of 65% on an interior or through lot. Front or side yards are not required but a rear yard equivalent of 60 feet is required. Development is required to be set back 20 feet from the street line on narrow streets such as West 92nd and West 93rd Streets, and the maximum height of the front wall at the initial setback distance is limited to 60 feet or six stories, whichever is less. The R7-2 district also mandates a sky exposure plane of 2.7 to 1. Parking and loading spaces are not required for a community facility use. Zoning height limitations for a narrow building (street wall of less than 45 feet) are also relevant to the subject property and limit the permitted height of a building on the lot to 60 feet. The district permits a maximum rear yard obstruction of 23 feet in height for any building used for community facility purposes.

The existing building on the site meets the relevant zoning requirements pertaining to permitted use, maximum FAR, maximum lot coverage, rear yard equivalent, setback, sky exposure plane, and rear yard obstructions. However, the existing structure does not meet the zoning requirement related to maximum height for a narrow building.

Under the maximum permitted community facility FAR of 6.5, the subject site could be developed with a building of 54,301 square feet of zoning floor area. The existing building on the subject site has a floor area of only 28,178 square feet, representing an

FAR of 3.37, which is substantially below the maximum allowable floor area. The City's plan for the West Side Urban Renewal Area limited the development of the subject lot even though the applicable zoning permitted a substantially larger building.

R10A zoning districts typically produce large apartment buildings located on avenues and wide cross streets in Manhattan. The Quality Housing program is mandatory in R10A zoning districts. Typical buildings in these districts are 22-story buildings with high lot coverage and lot line street walls. The maximum residential and community facility FAR is 10.0, which can be increased to 12.0 with inclusionary housing. In the Manhattan core, which includes the area of the project site, no parking is required.

The C1-9 and C2-8 districts are commercial districts that are primarily residential in character. These districts are typically mapped in medium and higher density areas of the city and typical uses include grocery stores, small dry cleaners, restaurants, and local clothing stores that cater to a local neighborhood market. There are only minor differences between C1 and C2 zoning districts with a few additional allowable uses in C2 districts such as repair shops and funeral homes. The maximum commercial FAR in both districts is 2.0. Residential uses in both districts are governed by the R10 residential district equivalent which permits a maximum FAR of 10.0 that can be increased to 12.0 with inclusionary housing. Typically there are no parking requirements.

Future No-Action Scenario

In the future absent the action, the provisions of the existing R7-2 zoning district would apply, and the subject site could be developed with up to 54,301 square feet of community facility. Therefore without the action, the Columbia Grammar School would occupy the site but no changes would be made to the existing building and would be unable to reconfigure its space to meet its programmatic needs for a self-contained middle school and to provide a modest amount of space for additional enrollments.

No rezoning actions are presently being contemplated by the NYC Department of City Planning (DCP) nor have any BSA variance applications been identified for the study area by the project build year of 2014.

Future With-Action Scenario

The proposed action would retain the R7-2 zoning on the subject site, and the existing Use Group 3 community facility use, would be expanded and would comply with the use provisions of the zoning district. However, the proposed enlarged building would not be in compliance with several of the bulk provisions of the R7-2 zoning resulting in the bulk variance applications that are the subject of this environmental assessment. The proposed building enlargement would not comply with zoning requirements related to setbacks (ZR Section 24-522), lot coverage (ZR Section 24-11), rear yard equivalent (ZR Section 24-382), and height limitations for sky exposure plane (ZR Sections 24-522).

The configuration of the subject zoning lot, the limitations that are imposed by the existing building and Columbia Grammar School's programmatic requirements necessitate the requested area zoning variance to allow the proposed building enlargement on the subject site. The narrow lot with its varying frontages on West 92nd and West 93rd Streets cannot accommodate the requisite amount of floor area and comply with applicable height and setback, lot coverage, rear yard equivalent, height limitations for narrow buildings or enlargements, and rear yard obstructions, and also meet the programmatic needs of Columbia Grammar.

The proposed enlarged building of 40,778 square feet of zoning floor area would have an FAR of 4.88 which is substantially less than the maximum permitted community facility floor area of 54,301 square feet or an FAR of 6.5.

Without the relief requested in this application it would be impossible for the Columbia Grammar School to create appropriate floor plates that would provide the needed additional classrooms and ancillary facilities. The building currently legally extends in the rear yard to a height of 23 feet. The proposed encroachment into the existing rear yard equivalent, combined with the build out of the 93rd Street setback would allow the school to create a rational design for the added classrooms and ancillary facilities while minimizing the increase in overall height of the building to seven stories.

Conclusion

No significant impacts to zoning patterns in the area are anticipated. There would be no change in use group and continue to be compatible with both the continued school use on the subject site as well as with adjacent and nearby uses. The proposed building is designed to be compatible with the existing character of the surrounding area. The height and bulk of the proposed building would be in context with the other buildings in the 400 foot radius study area. The proposed seven story building would be no taller than adjacent residential buildings. Because of the relatively small footprint of the existing building the proposed enlargement would not have as much bulk as adjacent structures. The proposed action would not have a significant impact on the degree of conformity with current zoning in the surrounding area, and would not adversely affect the viability of conforming uses on nearby properties.

No potentially significant adverse impacts related to zoning are anticipated as a result of the proposed action, and further assessment of zoning is not required.

Public Policy

The subject site is located in Community District 7, an Upper West Side residential neighborhood of predominately multi-family residences and community facility uses. Commercial and mixed uses are generally concentrated to the west near Broadway, and a large open space area Riverside park, occupies most of the western edge of the District. Central Park borders the District to the east.

The project site and much of the 400 foot study area are located within the Landmarks Preservation Commission (LPC) designated Upper West Side/Central Park West Historic District. The existing building on the subject site was built in 1995 as-of-right with a Certificate of Appropriateness granted by the LPC. No individually designated historic buildings are located within the 400 foot study area. Any new development on the subject site would be reviewed by the LPC with concern for potential impacts to surrounding areas located within the Historic District.

The site is also located within the boundaries of the former Upper West Side Urban Renewal Area (URA) which extended between west 87th Street, West 97th Street, Central Park West, and Amsterdam Avenue, and included the subject block. The subject site, which was designated as Site 23B in the former URA, was owned by the City of New York and was conveyed as vacant land to Columbia Grammar. The City's plan for the Upper West Side URA limited development on the subject site to less than the maximum floor area permitted under the applicable zoning. Therefore Columbia Grammar was precluded from developing the site beyond its present configuration. The provisions of the Upper West Side Urban Renewal Area and Plan are no longer in effect and no longer restrict the use or development of the subject property.

No other public policies relate to the subject site or the 400 foot study area. The site and study area are not within the New York City Coastal Zone Boundaries and therefore are not subject to the New York City Waterfront Revitalization Program. Neither the subject site, nor the study area are covered by 197a Community Development Plans.

Future No-Action Scenario

In the future, absent the action, any new development on the subject site would continue to be governed by the R7-2 zoning regulations, and the requirements of the LPC in connection with the Upper West side/Central Park West Historic District. No other public policy initiatives would apply to the subject site or the 400 foot study area by the project build year of 2013. No changes are anticipated to the zoning districts and zoning regulations or to any public policy documents relating to the subject site or the study area by the project build year.

Future With-Action Scenario

The proposed additional floor area to be added to the subject building would allow Columbia Grammar to fulfill its longstanding goal of having a self-contained middle school consisting of grades five through eight. The school is near capacity in its existing facilities. An added benefit of the proposed enlargement would also allow a modest increase in enrollment of approximately 30 students by the project build year. However, the primary reason for the proposed enlargement is Columbia Grammar's need to organize the school into lower, middle, and upper divisions.

No impact to public policies would occur as a result of the proposed action. With the exception of the bulk variance application, the proposed action would comply with the existing R7-2 zoning regulations. The sunset of the West Side Urban Renewal Area Plan provides the opportunity for the school to pursue the proposed expansion by developing its unused FAR.

The proposed enlargement would require the issuance of a Certificate of Appropriateness by the LPC. The enlargement has been designed to be compatible with the existing character of the surrounding Upper West Side/Central Park Historic District. The height and bulk of the building would be in context with the adjacent and nearby buildings. The school building with the proposed enlargement would be well within the scale of surrounding buildings on West 93rd Street and West 92nd Streets. The scale of the building and its architectural expression would remain in harmony with the character of the surrounding historic district buildings.

The design of the proposed building visually interprets the additional two floors of the building as a roof element that crowns and completes the existing school. Brick banding provides a transition between the existing red brick base and proposed metal clad upper floors. Metal was chosen for the roof element to convey lightness and provide light reflection. The setback and curvature of the building reduce building massing, and create a graceful profile that recedes against the sky. Window fenestration proposed for the building addition follows the rhythm of windows on the existing building, but includes greater use of glass to increase transparency and airiness of the new upper floors. Architectural references for the design include buildings along Central park West and Broadway that have multiple upper stories within mansard roofs and the nearby Ardsley residential building that includes brick banding as a defining architectural feature.

The proposed expansion would be compatible with the existing use on the subject property as well as with uses in the surrounding neighborhood.

Conclusion

The action would be an appropriate development on the project site, and would be a positive contribution to Manhattan Community District 7 and to the surrounding neighborhood.

No potentially significant adverse public policy impact is anticipated to occur as a result of the proposed action and further assessment of public policy is not warranted.

No significant adverse impacts to land use, zoning, or public policy are anticipated to occur as a result of the proposed action. No further assessment of land use, zoning, or public policy is warranted.

Historic and Cultural Resources

Archaeological Resources

The proposed action would result in the retention of the existing building on the site and the addition of floor area to the existing third, fourth and fifth floors of the building as well as adding new sixth and seventh floors. The development would not result in any significant disturbance to subsurface areas of the property as it would only require the construction of new building supports for the building additions. Therefore it is not likely that the proposed action would result in any significant disturbance to potential archaeological resources on the site.

Further since the subject site is already developed to the lot lines with full cellar and sub-cellar floors it is not likely that any undisturbed archaeological resources exist. New York City Department of Building records show that the subject site was developed as early as the 1920's or before. Prior to the current development on the site it was developed with three-story row houses, which were demolished pursuant to a demolition application in 1965. Therefore, no significant impact to archaeological resources is anticipated.

Historic Structures

Based on the New York City Landmarks Preservation (LPC) guideline entitled *Guide to New York City Landmarks 2004*, the subject site does not have any designated landmark structures. No designated landmark buildings are located in the 400 foot study area. The subject site and much of the surrounding 400 foot study area are located within the LPC designated Upper West Side/Central park West Historic District. The existing building on the project site was built in 1995 as-of-right with a Certificate of Appropriateness issued by the LPC.

The development of the Upper West Side was initially characterized by single family row houses. By 1900 most of the area had changed to multiple family dwellings. The LPC historic district designation report notes that although the early development of the area side streets were defined by "long row houses which present a picture of the final years of row house construction in Manhattan," after World War II apartment buildings were developed that interrupted the rows of houses on the side streets. "The resultant eight- to ten-story buildings relate to the row houses in materials and architectural details even though twice the height of the row houses."

The proposed building design visually interprets the additional two floors of the building as a roof element that crowns and completes the existing school. Brick banding provides a transition between the existing red brick base and proposed metal clad upper floors. Metal was chosen for the roof element to convey lightness and provide light reflectance. The setback and curvature of the building reduce building massing, and create a graceful profile that recedes against the sky. Window fenestration for the addition follows the rhythm of windows on the existing building, but includes the greater use of glass to increase transparency and airiness of the new upper floors. Architectural references for

the design include buildings along Central Park West and Broadway that have multiple upper stories with mansard roofs and the nearby Ardsley residential building that includes brick banding as a defining architectural feature.

The proposed building expansion would not cast shadows on any sunlight sensitive historic resources.

The proposed project is not anticipated to result in any significant impacts on historic or archaeological resources.

Urban Design

Existing Conditions

The project site is a through lot extending from West 92nd Street to West 93rd Street between Central Park West and Columbus Avenue, and is developed with a five-story school constructed in 1995 that is fully built to the lot lines of the property. The first and second floors of the building extend over the entire lot and the third, fourth, and fifth floors extend over a portion of the second floor near the West 93rd Street lot line. The building is occupied by the Columbia Grammar & Preparatory School.

A one-story parking garage accessory to an eight-story residential building borders the project site to the West along 93rd Street, and a thirteen-story residential building borders the site to the West along 93rd Street. To the east along West 92nd Street, the site is bordered by a seven-story residential building and to the east along West 93rd Street, the site adjoins a six-story residential building. Directly across West 92nd Street from the site to the south is the three-story Public School 84 and a fifteen- to twenty-story residential building that extends to Central park West. Across West 93rd Street from the site to the north, is a four story residential building and another Columbia Grammar School building which is between one- and three stories tall.

The 400 foot radius study area consists primarily of multi-family residential buildings, community facilities, some additional Columbia Grammar buildings and parking garages. Building heights vary substantially from one- to sixteen-stories. There are two open space parks located all or partially in the study area, Sol Bloom Playground located between West 92nd and West 93rd Streets between Columbus Avenue and Central Park West, and a portion of Central Park located east of the site along Central Park West. Most of the study area is located within the Upper West Side/Central Park West Historic District. Views of the existing open space and the Historic District would be considered significant based on the CEQR *Technical Manual*.

Visually the project site appears as an underdeveloped parcel relative to most of the neighboring buildings, most particularly the two-story portion of the school fronting on West 92nd Street. Nearly all of the lots located within 400 feet of the site are developed with buildings of at least three-stories, and most are between four- and sixteen-stories

tall. The taller buildings have much larger footprints than the subject site and therefore have considerably more bulk than the subject building.

Future No-Action Scenario

In the future without the action, it is not anticipated that the existing use or building on the subject site would be altered. No significant new developments are expected to occur by the build year within the study area. Therefore it is not anticipated that the study area would change significantly by the build year without the project.

Future With-Action scenario

The proposed project would be the construction of a seven- story build out of the existing four-story building amounting to an increase in the floor area of approximately 52%. The proposed project would add floor area to the existing third, fourth, and fifth floors and add new sixth and seventh floors

The proposed enlargement includes the following:

- Build out of the setback area on West 92nd Street at the existing third and fourth floors;
- Build out of the existing setback at West 93rd Street of the existing fifth floor, and;
- Add two new floors to create an above ground seven-story building with a sub cellar, and cellar below grade.
-

The proposed enlarged building was designed to be compatible with the existing character of the surrounding Upper West Side/Central Park West Historic District. The height and bulk of the building would be in context with adjacent and nearby buildings. The enlarged school building would be within the scale of surrounding buildings on West 92nd and West 93rd Street. The scale and architectural expression of the building would be in harmony with the character of the historic district. The exterior of the proposed enlarged building is designed to reflect the character of surrounding historic district buildings.

The proposed building design visually interprets the additional two floors of the building as a roof element that crowns and completes the existing school. Brick banding provides a transition between the existing red brick base and proposed metal clad upper floors. Metal was chosen for the roof element to convey lightness and provide light reflectance. The setback and curvature of the building reduce building massing, and create a graceful profile that recedes against the sky. Window fenestration for the addition follows the rhythm of windows on the existing building, but includes the greater use of glass to increase transparency and airiness of the new upper floors. Architectural references for the design include buildings along Central Park West and Broadway that have multiple upper stories with mansard roofs and the nearby Ardsley residential building that includes brick banding as a defining architectural feature.

The proposed addition to the school would make the building more similar in appearance, and be in character with, neighboring buildings. It would fill in a portion of a visual gap in the more densely built character of the surrounding structures. The proposed seven-story building would be approximately the same height or less than directly adjacent buildings.

The incremental difference between the No-Action and With-Action scenarios would have no significant impact on Urban Design.

Air Quality

STATIONARY SOURCES

The proposed building addition would use a natural gas fired boiler. A screening analysis was performed in accordance with the CEQR Technical Manual to determine the potential for significant stationary source air quality impacts from the HVAC systems. The height of the boiler emission stack on the RWCDs With-Action scenario building would be at 108 feet 1.5 inches (the building height of 105 feet 1.5 inches + stack height of 3 feet). The exact boiler stack location is not determined yet. According to the possible boiler stack location area on the roof (see Attachment 8), the closest building of similar or greater height is located approximately 70 feet to the west (50 West 93rd Street on Block 1206, Lot 45) from the closest possible boiler stack location. Based on the intervening distance of 70 feet the NO₂ emissions would be below the threshold value as indicated in Attachment 8.

Therefore, in accordance with the CEQR Technical Manual, the RWCDs With-Action scenario building would not result in significant air quality impacts from the HVAC systems.

Neighborhood Character

Neighborhood character is an amalgam of various elements that give a neighborhood its distinct personality.

When a proposed project has the potential to result in significant adverse impacts in any area presented below, or when the project may have moderate effects on several of the elements that define a neighborhood's character.

The elements that define neighborhood character include:

- 1- Land Use, Zoning and Public Policy;
- 2- Socioeconomic Conditions;
- 3- Open Space;

- 4- Historic and Cultural Resources;
- 5- Urban Design and Visual Resources;
- 6- Shadows;
- 7- Transportation; or
- 8- Noise

The character of the neighborhood within the 400 foot study ratio is primarily residential and institutional with local retail found primarily on Broadway

Existing Conditions

The project site is a through lot extending from West 92nd Street to West 93rd Street between Central Park West and Columbus Avenue, and is developed with a five-story school constructed in 1995 that is fully built to the lot lines of the property. The first and second floors of the building extend over the entire lot and the third, fourth, and fifth floors extend over a portion of the second floor near the West 93rd Street lot line. The building is occupied by the Columbia Grammar & Preparatory School.

A one-story parking garage accessory to an eight-story residential building borders the project site to the West along 93rd Street, and a thirteen-story residential building borders the site to the West along 93rd Street. To the east along West 92nd Street, the site is bordered by a seven-story residential building and to the east along West 93rd Street, the site adjoins a six-story residential building. Directly across West 92nd Street from the site to the south is the three-story Public School 84 and a fifteen- to twenty-story residential building that extends to Central park West. Across West 93rd Street from the site to the north, is a four story residential building and another Columbia Grammar School building which is between one- and three stories tall.

The 400 foot radius study area consists primarily of multi-family residential buildings, community facilities, some additional Columbia Grammar buildings and parking garages. Building heights vary substantially from one- to sixteen-stories. There are two open space parks located all or partially in the study area, Sol Bloom Playground located between West 92nd and West 93rd Streets between Columbus Avenue and Central Park West, and a portion of Central Park located east of the site along Central Park West. Most of the study area is located within the Upper West Side/Central Park West Historic District.

Visually the project site appears as an underdeveloped parcel relative to most of the neighboring buildings, most particularly the two-story portion of the school fronting on West 92nd Street. Nearly all of the lots located within 400 feet of the site are developed with buildings of at least three-stories, and most are between four- and sixteen-stories tall. The taller buildings have much larger footprints than the subject site and therefore have considerably more bulk than the subject building.

Future No-Action Scenario

Development on the subject site would remain unchanged from the current condition. The land uses within the 400 foot radius study area are not expected to change by the build year of 2014.

Future With-Action Scenario

The proposed expansion of Columbia Grammar School would not result in any significant changes to the primary elements of neighborhood character cited above. The proposed project would not introduce a land use that would be in conflict with the uses in the study area. The proposed project would not cause any changes to urban design in the study area since the proposed seven-story enlarged building would be no taller than the adjacent residential buildings and would have less bulk than most of the buildings in the study area. The proposed expansion of the school building would fill in a visual gap currently existing in the pattern of buildings in the area. The proposed project would not result in any alterations to surrounding block forms or to historic resources or views of these resources.

The proposed project is not anticipated to result in any significant impacts to socioeconomic conditions. The existing school would remain on the site and be expanded resulting in improved educational service to the community. The proposed expansion of the building would not result in any direct or indirect displacement and would not be of a size to have any significant effect on the local real estate market.

The proposed 16,045 square foot educational facility expansion is substantially less than the minimum development density that would trigger a traffic analysis, as shown in Table 3O-1 of the CEQR *Technical Manual* (Zone 2, 25,000 square feet of community facility space) thus indicating that traffic from the proposed project would be below the threshold requiring further analysis.

The proposed project would not introduce any significant noise generating equipment and would not generate traffic significant enough to cause mobile source noise impacts e.g., a doubling of existing passenger car equivalent (PCE's) traffic volumes on surrounding streets.

Therefore, the proposed project would not have a significant adverse impact on neighborhood character.

Attachment 1

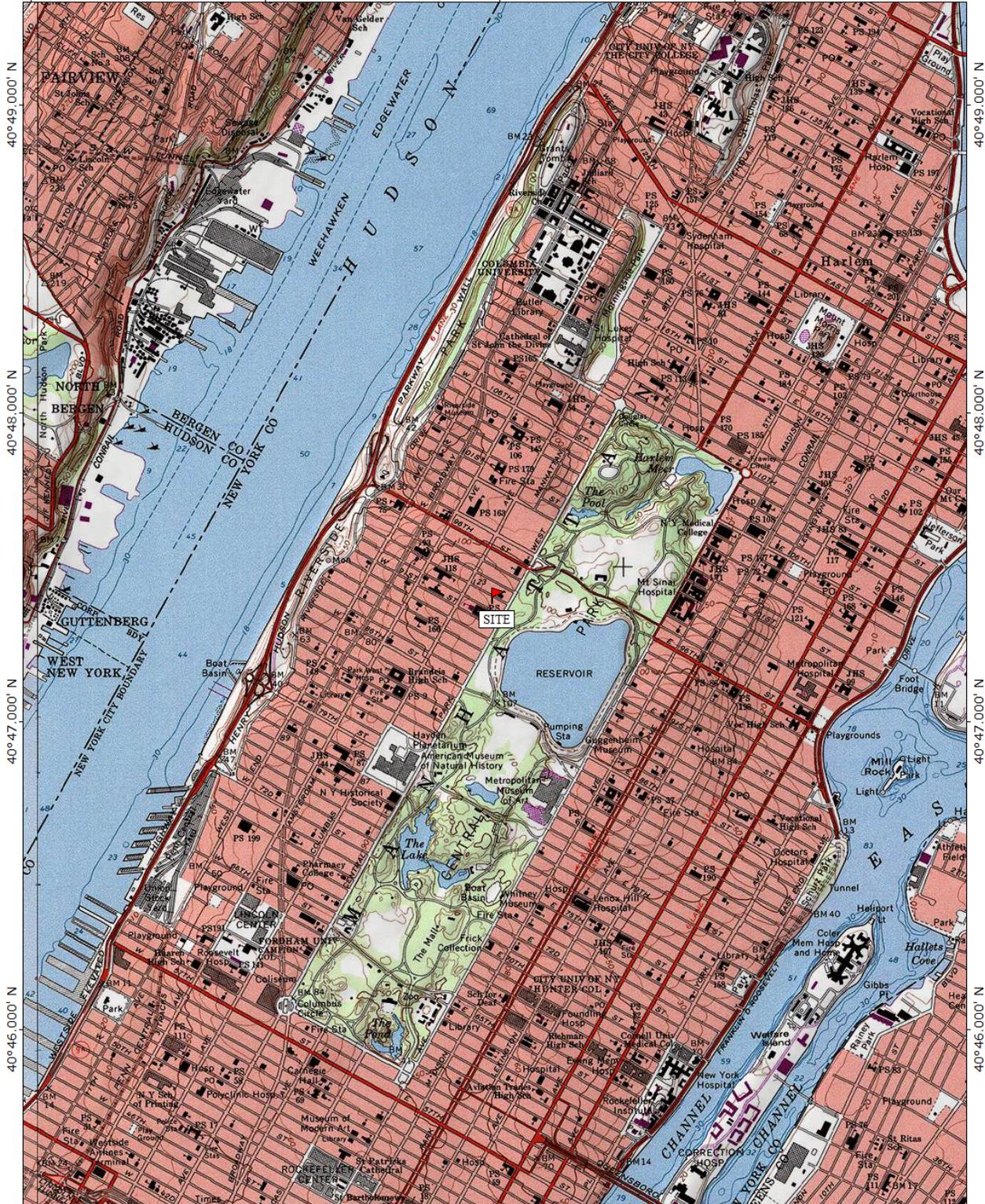
Site Location Map

36 West 93rd Street, New York, New York
73°58.000' W

74°00.000' W

73°59.000' W

WGS84 73°57.000' W



40°49.000' N

40°48.000' N

40°47.000' N

40°46.000' N

40°45.000' N

40°44.000' N

40°43.000' N

40°42.000' N

40°41.000' N

40°49.000' N

40°48.000' N

40°47.000' N

40°46.000' N

40°45.000' N

40°44.000' N

40°43.000' N

40°42.000' N

40°41.000' N

74°00.000' W

73°59.000' W

73°58.000' W

WGS84 73°57.000' W

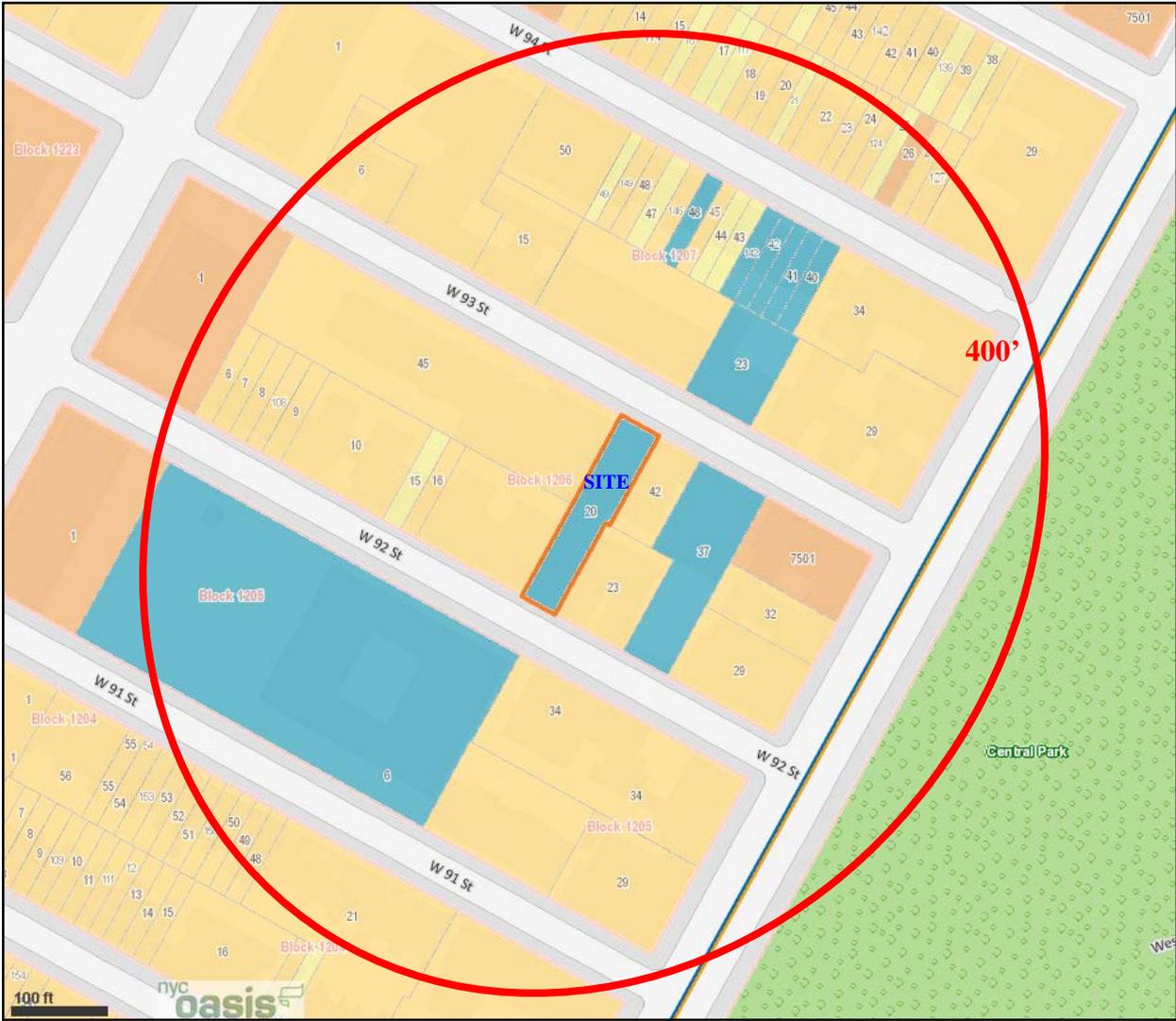


Printed from TOPO! ©2001 National Geographic Holdings (www.topo.com)

Attachment 2

Land Use Map

Land Use Map



- | | |
|--|---|
|  Parks & Public Lands |  1 & 2 Family Residential |
|  Forested Areas (NJ) |  Multi-family Residential |
|  Community Gardens |  Mixed Use |
|  School property with garden |  Open space & outdoor recreation |
|  Playgrounds |  Commercial |
|  Green Spaces Along Streets |  Institutions |
|  Golf Courses |  Industrial |
|  Baseball/Soccer/Football Fields |  Parking |
|  Tennis/Basketball/Handball Courts & Tracks |  Transportation / Utilities |
|  Cemeteries |  Vacant Lots |

Attachment 3

Zoning Map

Zoning Map



Attachment 4

Tax Map

Tax Map



Attachment 5

Site Plan



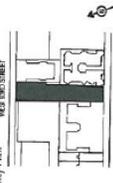
GRUZEN SAMTON architects llp

**COLUMBIA GRAMMAR &
PREPARATORY SCHOOL**

New York, NY 10028
Tel: 212/767-6400 Fax: 212/885-4279
35 W 9th St

Architect
Gruzen Samton LLP
320 West 134th Street
New York, New York 10044
Tel: 212/477-9900 Fax: 212/477-1537

Date: 08/08/12
Gruzen Samton Job No.: 2071.00
Drawn by: RS Date: ---
QA Checked by: SD Date: ---
Prepared by: SD Date: ---
Scale Date: 08/08/12
Scale: 1/32" = 1'-0"
Key Plan: WEST SIDE STREET



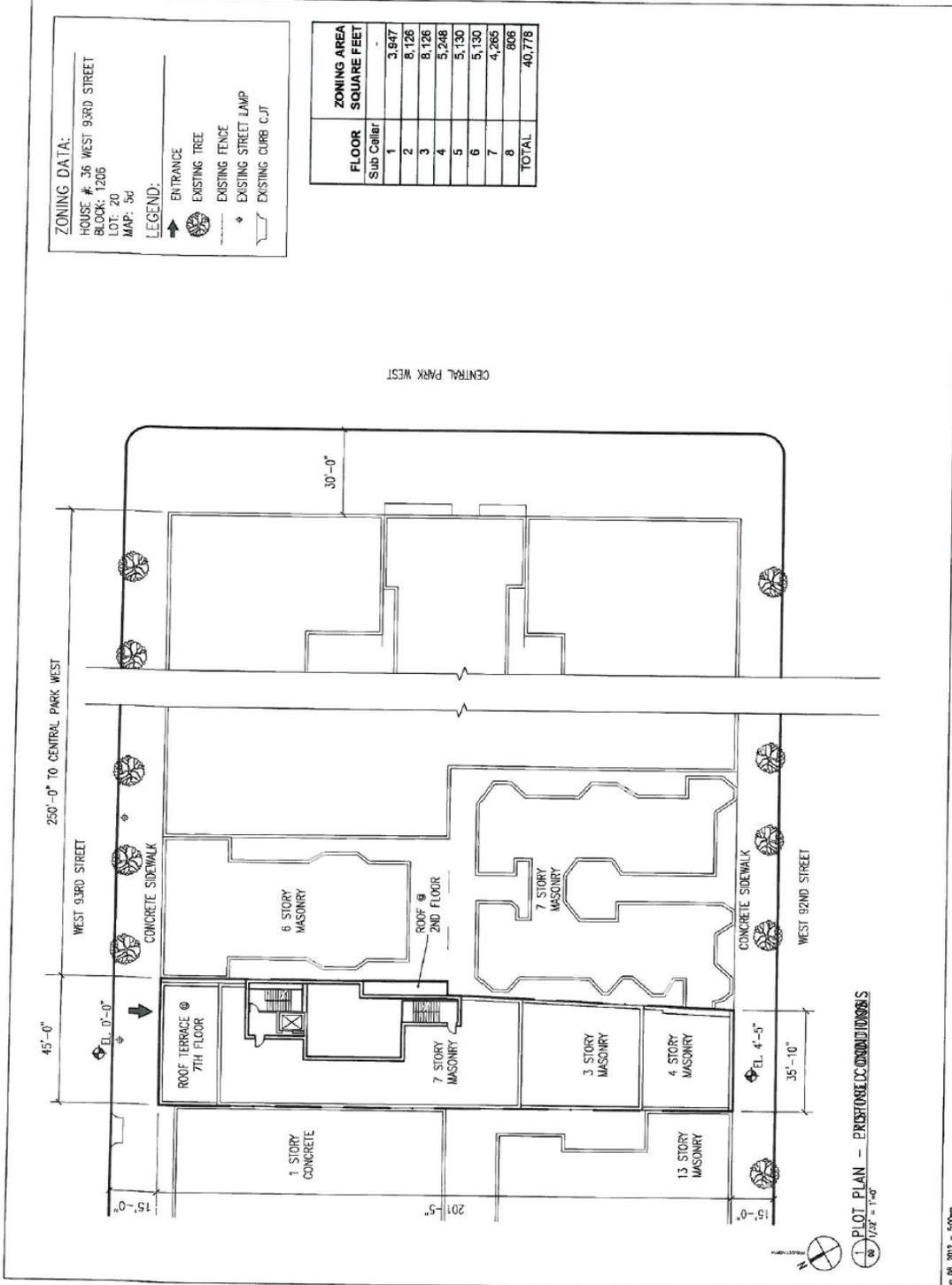
Drawing Title:
**PROPOSED SITE PLAN &
ZONING FLOOR AREA SCHEDULES
BSA APPLICATION**

Drawing No.
12

ZONING DATA:
HOUSE #: 36 WEST 93RD STREET
BLOCK: 1206
LOT: 20
MAP: 5d

LEGEND:
 ENTRANCE
 EXISTING TREE
 EXISTING FENCE
 EXISTING STREET LAMP
 EXISTING CURB C.JT

FLOOR	ZONING AREA
Sub Cellar	SQUARE FEET
1	3,947
2	8,126
3	8,126
4	5,248
5	5,130
6	5,130
7	4,265
8	806
TOTAL	40,778



PLOT PLAN — PRELIMINARY CONDITIONS
1/32" = 1'-0"

Aug 08, 2012 - 5:00pm
rsd@gruzensamton.com A:\2071.00_38 W 93rd St\548 Drawing\shimizu\2012-08-08 BSA12.dwg

Attachment 6
LPC Response

ENVIRONMENTAL REVIEW

Project number: NO LEAD AGENCY / NL-CEQR-M
Project: COLUMBIA GRAMMAR & PREPARATORY SCHOOL
Address: 36 WEST 93 STREET, **BBL:** 1012060020
Date Received: 10/10/2012

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: The project site is within the Upper West Side/Central Park West HD, LPC and S/NR listed.

An LPC Status Update Letter (SUL) SUL 13-4447 was issued on 7/25/12 authorizing the issuance of a Certificate of Appropriateness (C of A) for the proposed rooftop additions. As of this date, the C of A has not yet been issued by LPC. No work can begin until the C of A is issued. Upon receipt, review and approval of two sets of final signed and sealed Department of Buildings filing drawings for the proposed work, a C of A will be issued.



10/17/2012

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 28124_FSO_GS_10172012.doc

Attachment 7

Photographs

Photographs



Photo Index

Photographs



1. Looking at the project site on W 93rd Avenue

Photographs



2. looking due north from the project site e on W 93rd Street



3. Looking due east on W 93rd Street near the project site

Photographs



4. Looking at the project site on W on 92nd Street



5. Looking due south on W 92nd Street from the project site

Photographs



6. Looking west on W 92nd Street near the project site



7. Looking due west on W 92nd Street from Columbus Avenue

Photographs



8. Looking due north on Columbus from W 92nd Street



9. Looking due east on W 92nd Street from Columbus Avenue

Photographs



10. Looking due west on W 93rd Street from across Columbus Avenue



11. Looking due east on W 93rd Street from Columbus Avenue

Photographs



12. Looking due west on W 93rd Street from Central Park West



13. Looking east on W 93rd Street from Central Park West

Photographs



14. Looking due west on W 92nd Street from Central Park West



15. Looking due north on Central Park West from W 92nd Street

Photographs



16. Looking due east on W 92nd Street from Central Park West

Attachment 8

Air Quality



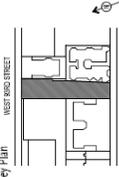
CRUZEN SAMTON architects llp

COLUMBIA GRAMMAR & PREPARATORY SCHOOL

New York, NY 10025
Tel: 212/745-6500 Fax: 212/865-4079
30 West 13th Street
New York, NY 10011
Tel: 212/477-9900 Fax: 212/477-9157

Architect
Cruzen Samton LLP
300 West 13th Street
New York, NY 10011
Tel: 212/477-9900 Fax: 212/477-9157

Date	08/08/12
Cruzen Samton Job No.	2077.00
Drawn by	RS
Checked by	---
Final Approval by	SD
Date	08/08/12
Scale	1/16" = 1'-0"
Key Plan	WEST END STREET



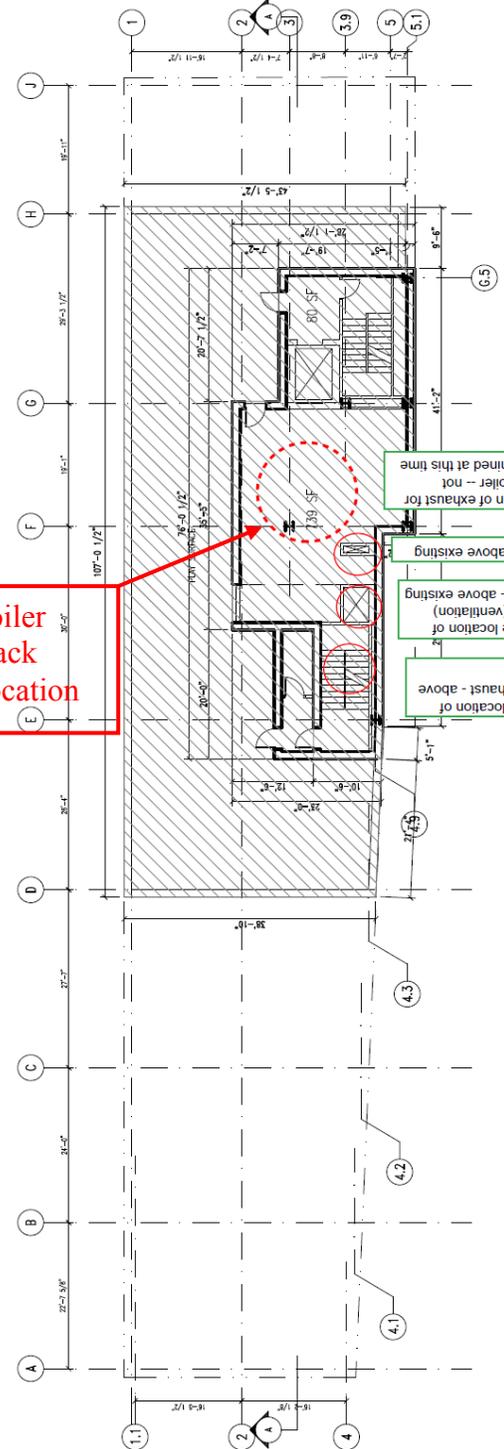
Drawing Title

PROPOSED ROOF PLAN BSA APPLICATION

Drawing No.

21

Boiler Stack Location



- NOTE:
1. INTERIOR LAYOUT AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
 2. MAXIMUM OCCUPANT LOAD PER FLOOR/SPACE SHALL BE AS APPROVED BY DOB.

PROPOSED ROOF PLAN
1/16" = 1'-0"

LEGEND
New Construction

**FIG App 17-8
 NO₂ BOILER SCREEN
 COMMERCIAL AND OTHER NON-RESIDENTIAL DEVELOPMENT - NATURAL GAS**

