



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 SEWARD PARK MIXED-USE DEVELOPMENT PROJECT

1. Reference Numbers

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency) 11DME012M	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
Office of the Deputy Mayor for Economic Development

NAME OF LEAD AGENCY CONTACT PERSON
Robert R. Kulikowski, Ph.D.

ADDRESS 253 Broadway, 14th Floor

CITY New York	STATE NY	ZIP 10007
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TELEPHONE 212-788-2937	FAX 212-788-2941
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EMAIL ADDRESS rkulikowski@cityhall.nyc.gov

2b. Applicant Information

NAME OF APPLICANT
NYC Economic Development Corporation &
NYC Department of Housing Preservation & Development

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
Marilyn Lee, NYC Economic Development Corporation

ADDRESS 110 William Street, 4th Floor

CITY New York	STATE NY	ZIP 10038
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TELEPHONE 212-312-3834	FAX 212-312-3989
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EMAIL ADDRESS mlee@nycedc.com

3. Action Classification and Type

SEQRA Classification

☐ UNLISTED ☒ TYPE I; SPECIFY CATEGORY (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(3), 617.4(b)(6)(v), 617.4(b)(9)

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:

See Page 1a.

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.)

See Page 1a.

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

City Planning Commission: YES ☒ NO ☐

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

ZONING SPECIAL PERMIT, SPECIFY TYPE:

- ☐ MODIFICATION OF Large Scale General Development (74-74); Bulk
Modifications (74-743); Location of Accessory Parking
(74-745); Public Parking Facilities (13-652 and 74-52)
- ☐ RENEWAL OF
- ☒ OTHER

Board of Standards and Appeals: YES ☐ NO ☒

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

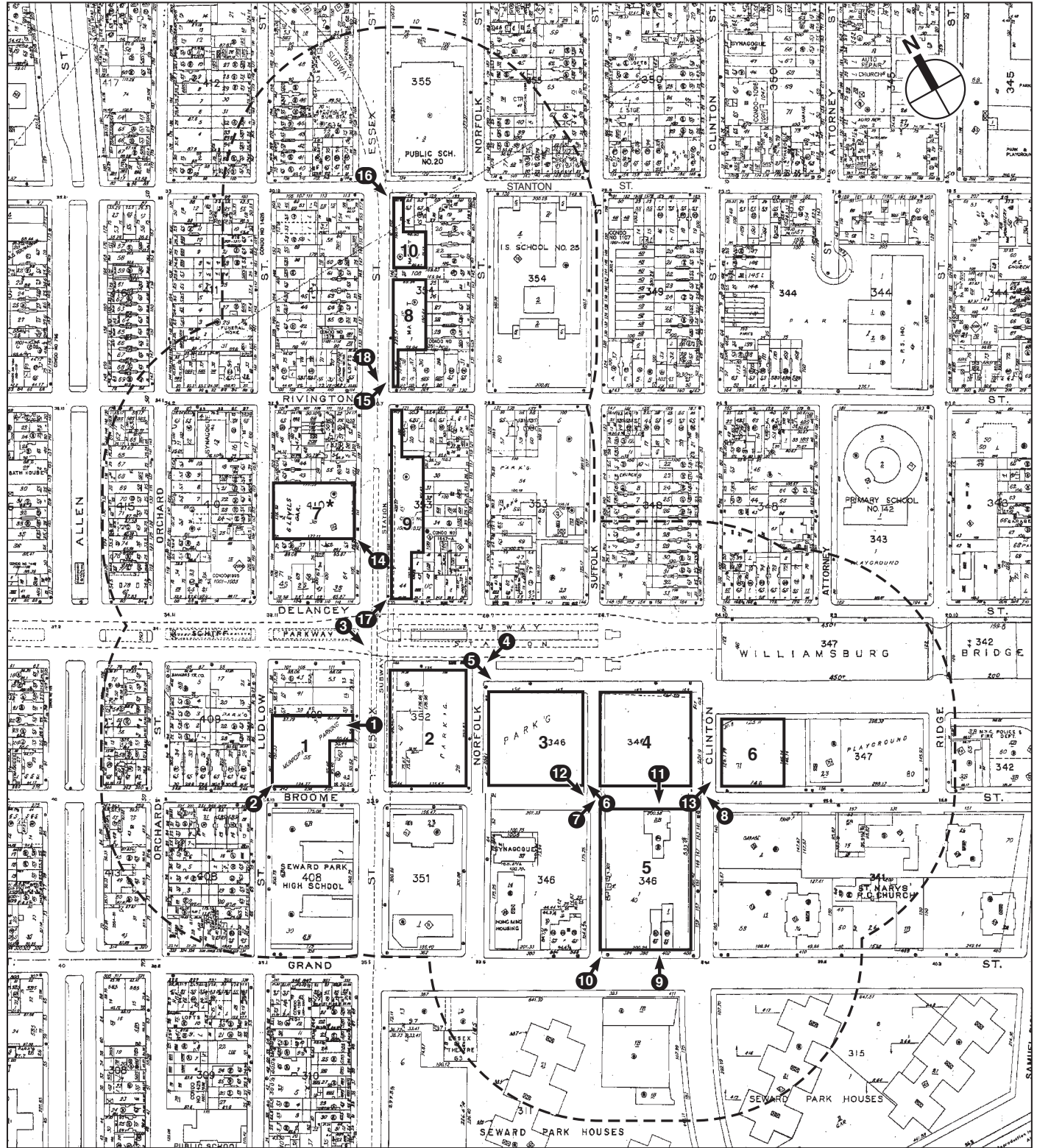
SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

4. PROJECT DESCRIPTION

The Office of the Deputy Mayor for Economic Development, in coordination with the New York City Economic Development Corporation (EDC) and the New York City Department of Housing Preservation and Development (HPD), proposes multiple discretionary actions to allow the implementation of an approximately 1.5 million-square-foot mixed-use development on 10 City-owned sites. The 10 proposed development sites are located in Manhattan Community District 3 generally along Delancey and Essex Streets on the Lower East Side (see Figure 1 and Table 1). The project site also includes demapped sections of Broome and Suffolk Streets that would be mapped as City streets, and sections of Clinton and Delancey Streets that would be demapped. Sites 2, 3, 4, 5, and 6 are located within the former Seward Park Extension Urban Renewal Area (SPEURA), which was established in 1965 and expired in 2005. Sites 7, 8, 9, and 10 are located within the 2008 East Village/Lower East Side Rezoning area. Site 1 is in neither. In the proposed development, Site 7 would retain its current function as a municipal parking garage that supports the new development across all project sites.

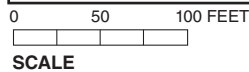
The proposed actions would include the disposition of City-owned property to a developer or developers that will be selected pursuant to a Request(s) for Proposals (RFPs), a special permit from the New York City Planning Commission (CPC) for a Large-Scale General Development (LSGD), a special permit for bulk modifications within an LSGD, a special permit for location of accessory parking spaces and loading berths within an LSGD, street mapping and demapping (see Figure 2), special permits for public parking facilities, zoning map changes and zoning text amendments, and approval of one or more Urban Development Action Area Project(s) (UDAAP). These actions will require approvals from the CPC through the Uniform Land Use Review Procedure (ULURP). Mayoral and Borough Board approval of the business terms with the developer or developers to be selected pursuant to the RFP(s) would also be required, as applicable.

Under a reasonable worst-case development scenario, it is assumed that the proposed actions would result in approximately 900,000 square feet of residential development (comprising approximately 900 dwelling units, of which up to half would be affordable units); up to approximately 600,000 square feet of commercial space (of which some could be community facility uses); approximately 350 parking spaces (with the number of public and accessory spaces to be determined); and an approximately 10,000-square-foot public open space. The commercial space would include up to approximately 195,000 square feet of ground-floor retail, an approximately 25,200-square-foot public market, an approximately 105,000-square-foot hotel, and approximately 274,800 square feet of non-specific commercial uses. Some of the 274,800 square feet currently allocated toward non-specific commercial uses could become community facility uses. Pursuant to the proposed actions, the existing Essex Street Market, which is located on Site 9, would be relocated to a new, expanded public market facility.



- 1** Proposed Development Site
- * Site 7 Would not be Redeveloped Under the Proposed Actions
- - - 400-Foot Perimeter
- 1** → Photograph View Direction and Reference Number

0 200 500 FEET
SCALE



4B. PROJECT LOCATION: MULTIPLE SITES

Table 1 below lists the 10 City-owned sites that make up the proposed project site.

Table 1

Proposed Development Sites—Existing Conditions

Site No.	Block	Lot(s)	Address	Lot Area (sf)	Building Area (sf)	Residential Area (sf)	Commercial and Community Facility Area	No. Stories	Zoning
1	409	56	236 Broome Street	21,784	—	—	65 public parking spaces	—	C6-1
2	352	1, 28	80 Essex Street, 85 Norfolk Street	43,206	17,995	—	15,265 sf vacant; 1,300-sf diner; 1,430-sf liquor store; 90 City parking spaces	1	C6-1
3	346	40	135 Delancey Street	40,100	—	—	170 public parking spaces	—	R8
4	346	40	155 Delancey Street	34,400	—	—	125 commercial parking spaces	—	R8
5	346	40	400 Grand Street	51,256	3 buildings: 8,400; 12,500; 5,700	12,500 (7 tenants)	9,450 sf vacant; 4,200-sf movie prop co.; 450-sf non-profit cultural org.; 450-sf shoe repair; 90 public parking spaces	2, 5, 3	R8
6	347	71	178 Broome Street	21,132	—	—	50 public parking spaces	—	R8
8	354	1	140 Essex Street	11,163	11,163	—	Vacant	1	C4-4A
9	353	44	116 Delancey Street	20,365	20,750	—	15,000-sf market, 5,750 sf retail and restaurant	2	C4-4A, C6-2A
10	354	12	121 Stanton Street	6,812	6,812	—	6,812-sf health clinic	1	C4-4A
Total				250,218¹	83,320	12,500	35,392 sf; 35,878 sf vacant; 375 public parking spaces; 215 other parking spaces		
7 ²	410	38	112 Ludlow Street	22,402	132,750	—	356 public parking spaces (garage)	5	C4-4

Notes:

1. All numbers above are best estimates; square footage is to be confirmed by survey. This total does not include the demapped sections of Broome and Suffolk Streets that would be mapped and that total approximately 22,400 square feet. It also does not include the mapped sections of Clinton and Delancey Streets that would be demapped and that total approximately 12,900 square feet.

2. Site 7—a public parking garage—would not be redeveloped under the proposed actions, but is included for informational purposes.

Sources: EDC; <http://gis.nyc.gov/doitt/nycitymap/>; <http://gis.nyc.gov/dof/dtm/index.jsf>; <http://a810-bisweb.nyc.gov/bisweb/bispi00.jsp>

5. REQUIRED ACTIONS OR APPROVALS

The proposed mixed-use development would require multiple City approvals. Some of these are discretionary actions requiring review under the CEQR process. The Office of the Deputy Mayor for Economic Development (ODMED) will be the lead agency for CEQR. The potential discretionary actions that would be required for the proposed project include:

- Disposition of Sites 1–6 and 8–10 by the City of New York for the purpose of subsequent development;
- Disposition of a project site or sites as Urban Development Action Areas and approval of the proposed project(s) as UDAAP(s);
- Special permit from CPC pursuant to Section 74-74 of the Zoning Resolution (ZR) of the City of New York for an LSGD, applicable to Sites 1-6;
- Special permit from CPC pursuant to Section 74-743 for bulk modifications within a LSGD;

- Special permit from CPC pursuant to Section 74-745 for location of accessory parking spaces and loading berths within a LSGD;
- Mapping of the demapped section of Suffolk Street between Grand and Delancey Streets and the demapped section of Broome Street between Norfolk and Clinton Streets as new streets through the project site;
- Demapping of sections of Delancey Street between Norfolk and Clinton Streets and of Clinton Street between Delancey and Grand Streets, which were previously mapped to widen Delancey and Clinton Streets, thereby making the mapped street widths consistent within the project site;
- Zoning map amendment for a C2-5 commercial overlay on Sites 3, 4, 5, and 6;
- Zoning text amendment to modify commercial uses for the C2-5 zoning within the boundaries of this LSGD;
- Special permits from CPC pursuant to ZR Sections 13-562 and 74-52 for public parking facilities; and
- Mayoral and Borough Board approval of the business terms with the developer or developers to be selected pursuant to a Request for Proposals, pursuant to New York Charter Section 384(b)(4).

In addition, NYCEDC and HPD will coordinate with the Metropolitan Transportation Authority/New York City Transit (NYCT) regarding subway easement areas. Construction financing for the residential buildings may come from a variety of private and public (local, state, and federal sources), including, but not limited to funding from HPD, the New York City Housing Development Corporation, and the United States Department of Housing and Urban Development. In addition, potential construction funding may be provided by New York State Homes & Community Renewal (HCR) and the New York State Housing Finance Agency (HFA).

PURPOSE AND NEED FOR THE ACTION(S) AND APPROVAL(S)

The project site is the largest underdeveloped City-owned site south of 96th Street, and the purpose of adopting the proposed land use actions is to allow for the implementation of a mixed-use development on the project site, which has the following goals: (1) transform several underutilized City-owned properties into a thriving, financially viable, mixed-use development; (2) provide affordable and market-rate housing units, commercial and retail uses, and other neighborhood amenities, (e.g., parking, a new, larger facility for the public Essex Street Market, and open space); and (3) knit these sites back into the larger, vibrant Lower East Side neighborhood.

Department of Environmental Protection: YES ☒ NO ☐

Other City Approvals: YES ☒ NO ☐

- | | |
|--|---|
| <input type="checkbox"/> LEGISLATION | <input type="checkbox"/> RULEMAKING |
| <input checked="" type="checkbox"/> FUNDING OF CONSTRUCTION; SPECIFY HPD will provide financing. | <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 (not subject to CEQR) | <input checked="" type="checkbox"/> PERMITS; SPECIFY: Department of Buildings |
| <input checked="" type="checkbox"/> 384(b)(4) APPROVAL | <input type="checkbox"/> OTHER; EXPLAIN |
| <input checked="" type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) (not subject to CEQR) | |

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

Potential funding from the U.S. Department of Housing and Urban Development and the New York City Housing Development Corporation for residential use. Potential construction funding may be provided by New York State Homes & Community Renewal (HCR) and the NYS Housing Finance Agency (HFA).

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 checked="" type="checkbox"/> Site location map | <input checked="" type="checkbox"/> Zoning map | <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"/> Sanborn or other land use map | <input checked="" type="checkbox"/> Tax map | <input checked="" 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.): 283,655 sf (6.5 acres)	Type of waterbody and surface area (sq. ft.): N.A.	Roads, building and other paved surfaces (sq. ft.): 283,655
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Other, describe (sq. ft.): The total directly affected area includes streets to be demapped and mapped as part of the Project.

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: **1,500,000** (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: **228,434** Total square feet of non-applicant owned development: **55,221 (DOT)**

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:	Approximately 6.5 acres.	sq. ft. (width x length)	Volume:	TBD	cubic feet (width x length x depth)
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Does the proposed project increase the population of residents and/or on-site workers? YES ☒ NO ☐ Number of additional residents? **2,016** Number of additional workers? **1,723**

Provide a brief explanation of how these numbers were determined:

Residents: based on 2.24 persons per household in CD3 and 900 units. Workers: based on 1/400 sf retail; 1/1,000 sf market; 1/25 dwelling units; 1/3.1 hotel rooms; 1/250 sf office; up to 10 for parking.

Does the project create new open space? YES ☒ NO ☐ If Yes: **10,000** (sq. ft.)

Using Table 14-1, estimate the project's projected operational solid waste generation, if applicable: **101,714** (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: **243,810,000,000** (annual BTUs)

9. Analysis Year CEQR Technical Manual Chapter 2

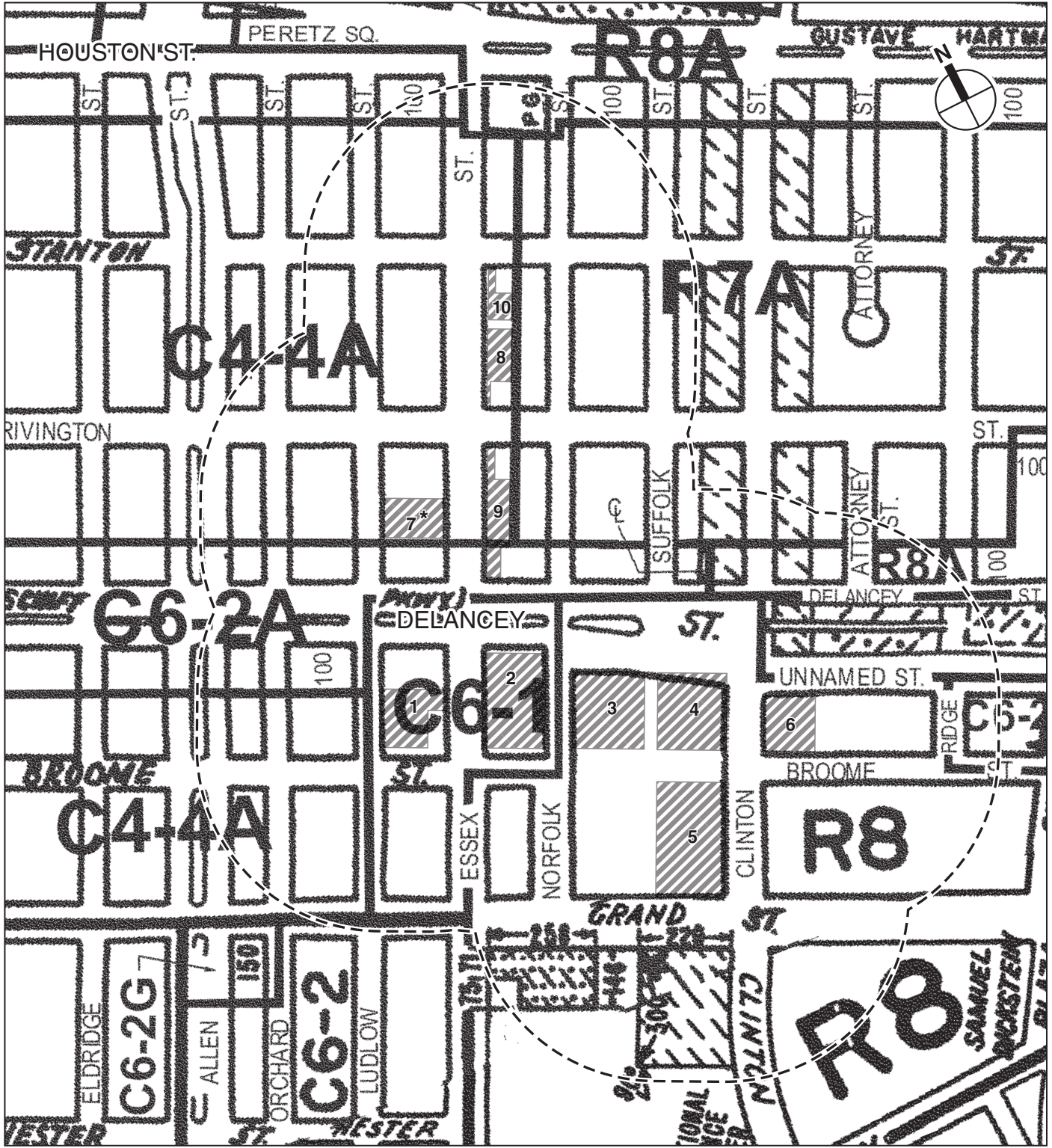
ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL):	2022	ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:	120 months (10 years)
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WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES ☒ NO ☐ IF MULTIPLE PHASES, HOW MANY PHASES:

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, Describe: **Transportation, parking.**





 Proposed Development Site

* Site 7 Would not be Redeveloped Under the Proposed Actions

 Study Area Boundary
(400-Foot Perimeter)

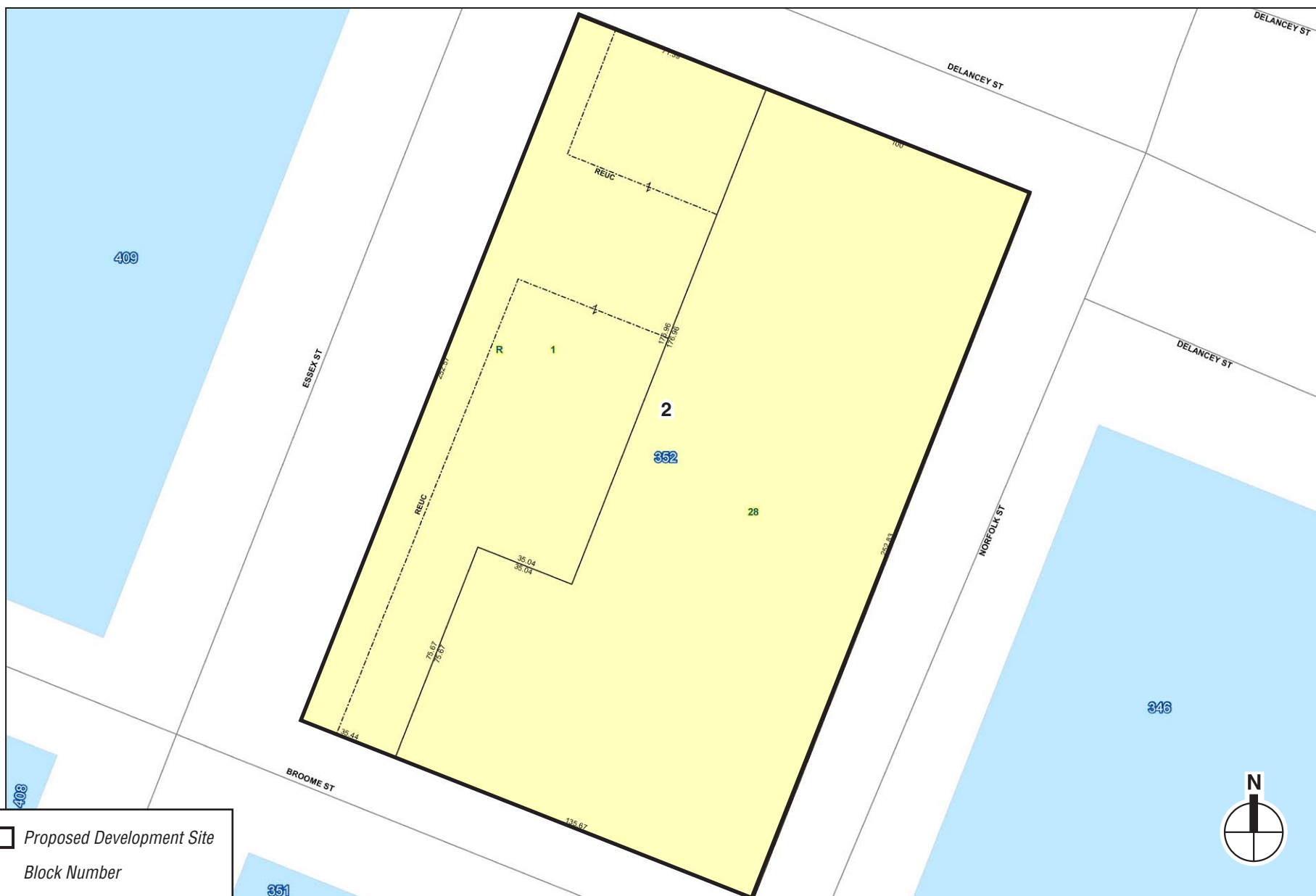
 Zoning District Boundary

 C1-5 Overlay

 C2-5 Overlay

0 200 500 FEET
SCALE





Proposed Development Site 2
Tax Map
Figure 6



3

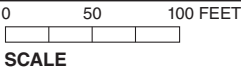
Proposed Development Site

346

Block Number

37

Lot Number

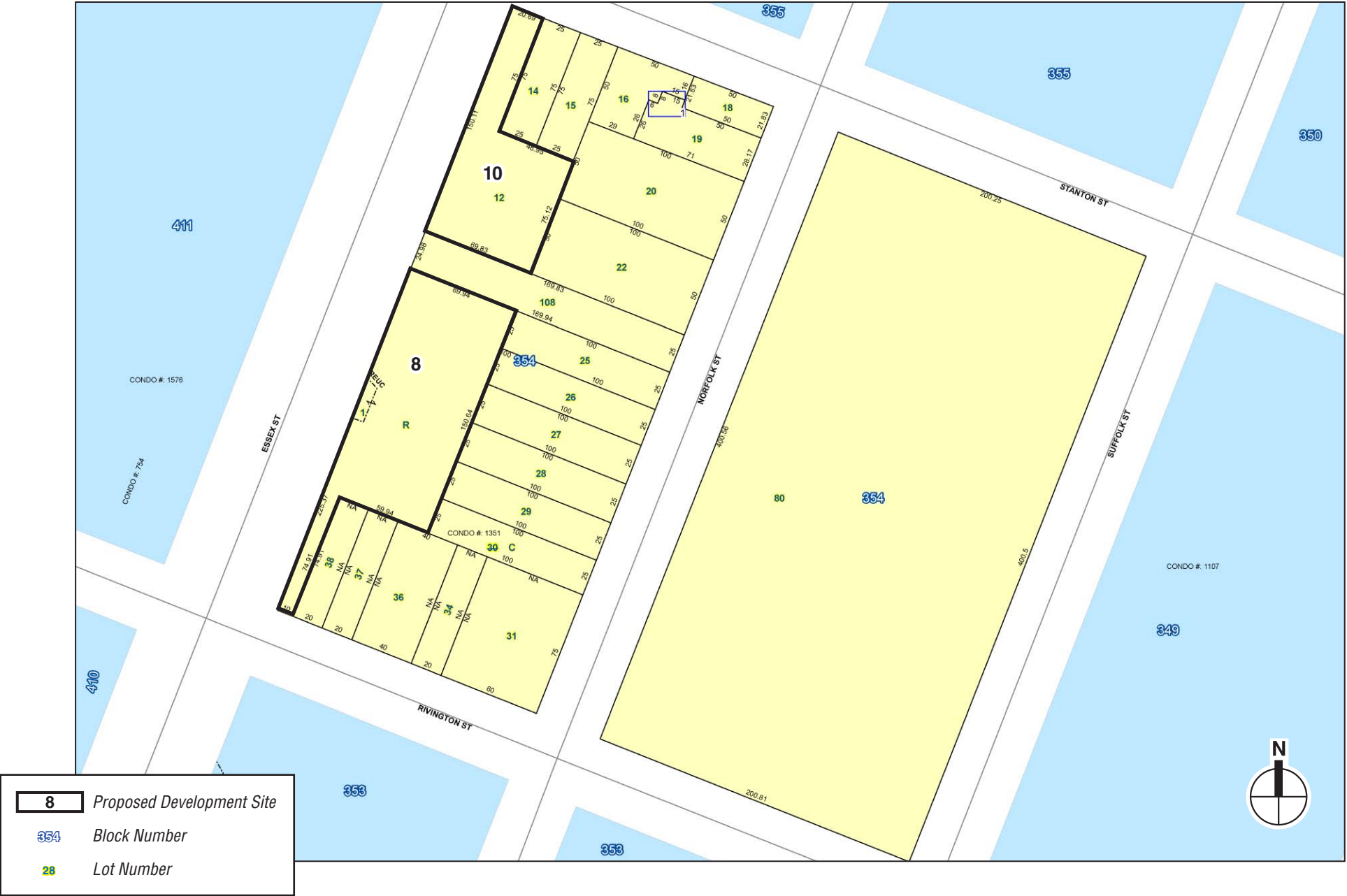


Proposed Development Sites 3, 4, and 5
Tax Map
Figure 7





Site 7
Tax Map
Figure 9



Proposed Development Sites 8 and 10
Tax Map
Figure 10



9

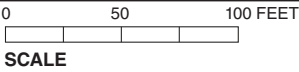
Proposed Development Site

353

Block Number

44

Lot Number





View southwest from Essex Street 1



View northeast from Broome and Ludlow Streets 2



View southeast from Delancey and Essex Streets 3



View southwest from Delancey Street at Norfolk Street 3



View southeast from Delancey and Norfolk Streets 5



View northwest from Broome Street at Suffolk Street 6



View northeast from Broome Street at Suffolk Street 7



View northwest from Broome Street at Clinton Street 8



400-402 Grand Street 9



View northeast from Grand Street at Suffolk Street 10



185 Broome Street 11



View southeast from Broome and Suffolk Streets 12



Site 6: View northeast at Broome and Clinton Streets 13



Site 7: View west on Essex Street. 14
Site 7 would not be redeveloped under the proposed actions



Site 8: View northeast at Essex and Rivington Streets 15



Site 10: View southeast at Essex and Stanton Streets 16



View northeast from Delancey Street at Essex Street 17



View southeast at Essex and Rivington Streets 18

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	<i>See Table 1</i>			
Residential	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following				
No. of dwelling units	7	7	Approx. 900	Approx. 893
No. of low- to moderate income units	7	7	Approx. 450	443
No. of stories	5	5	8 to 24	3 to 19
Gross Floor Area (sq.ft.)	12,500	12,500	Total: 900,000	887,500
Describe Type of Residential Structures	One walk-up tenement	One walk-up tenement	8+ mixed-use buildings	8+ new mixed-use buildings
Commercial	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)	Retail, market, restaurants	Retail, market, restaurants	Retail, market, hotel, other	
No. of bldgs	4	4	1 commercial + 8 mixed-use	9 or more new buildings
GFA of each bldg (sq.ft.)	Total commercial: 28,130	Total commercial: 28,130	Total commercial: 600,000	571,870
Manufacturing/Industrial	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type of use				
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 checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following:				
Type	Health clinic & cultural org.	Health clinic & cultural org.	TBD	TBD
No. of bldgs	2	2	TBD	TBD
GFA of each bldg (sq.ft.)	6,812 and 12,500	6,812 and 12,500	TBD	TBD
No. of stories of each bldg	1 and 5	1 and 5		
Height of each bldg	22' and 60'	22' and 60'		
Vacant Land	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, describe:				
Publicly Accessible Open Space	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)			0.23-acre publicly accessible open space	0.23 acres
Other Land Use	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, describe				
Parking				
Garages	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If yes, specify the following:				
No. of public spaces	356 on Site 7	356 on Site 7	TBD (356 remain on Site 7)	TBD
No. of accessory spaces	0	0	TBD	TBD
Operating hours	24-7	24-7	24-7	
Attended or non-attended	Attended	Attended	Attended	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Parking <i>(continued)</i> See Table 1				
Lots	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces	375	375	0	-375
No. of accessory spaces	215 commercial and City	215 commercial and City	0	-215
Operating hours				
Other (includes street parking)	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If yes, describe	There is street parking on some of the streets adjacent to the proposed development parcels. Some street parking may be removed under the project.			
Storage Tanks				
Storage Tanks	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If yes, specify the following:				
Gas/Service stations	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
Oil storage facility	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" 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	3	3	None are currently	-3
Size of tanks	1,500/1,000 gal/unknown	1,500/1,000 gal/unknown	contemplated, should	
Location of tanks	Sites 3 and 5	Sites 3 and 5	developers propose storage	
Depth of tanks	one AST + 2 unknown	one AST + 2 unknown	tanks, they would be subject to	
Most recent FDNY inspection date	unknown	unknown	applicable city/state regulations	
Population				
Residents	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If any, specify number	7	7	2,016	2,009
Briefly explain how the number of residents was calculated:	Existing: based on site data. With-Action: 1 unit per 1,000 sf of residential and 2.24 persons per household in CD3.			
Businesses	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
If any, specify the following:				
No. and type	33; market, retail, restaurant, pkg	33; mkt, retail, rst, pkg	Market, retail, hotel, other.	TBD
No. and type of workers by business	Approx. 180	Approx. 180	1,723	1,543
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Existing: site surveys. With Action: the number of businesses is to be determined.			
Zoning*				
Zoning classification	C6-1, C6-2A, R8, C4-4A	C6-1, C6-2A, R8, C4-4A	C6-1, C6-2A, R8, C4-4A, C2-5	
Maximum amount of floor area that can be developed (in terms of bulk)	See page 4a.	See page 4a.	~1,500,000	0
Predominant land use and zoning classifications within a 0.25 mile radius of proposed project	See page 4a.	See page 4a.	No change	
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.

EXISTING AND NO-ACTION CONDITIONS: ZONING*Maximum Amount of Floor Area That Can Be Developed (in terms of bulk)*

- Site 1 (C6-1): 130,704 square feet of commercial (156,845 with bonus) or 74,937 square feet of residential
- Site 2 (C6-1): 259,236 square feet of commercial (311,083 with bonus) or 148,629 square feet of residential
- Site 3 (R8): 240,800 square feet of residential
- Site 4 (R8): 207,088 square feet of residential
- Site 5 (R8): 308,561 square feet of residential
- Site 6 (R8): 127,215 square feet of residential
- Site 8 (C4-4A): 44,652 square feet of commercial
- Site 9 (C4-4A and C6-2A): the C4-4A portion could be developed with 63,460 of commercial space and the C6-2A portion could be developed with 27,000 square feet of commercial space or 27,090 square feet of residential space for a total of either 90,460 square feet of commercial or 90,550 square feet of commercial and residential
- Site 10 (C4-4A): 27,248 square feet of commercial

Predominant Land Use and Zoning Classifications Within 0.25-Mile Radius of Proposed Project

Land Use: residential, institutional, commercial, parking, and open space. Zoning: C6-2, C6-2A, R7-A, R7-2, R8A, R8B, and the Special Little Italy District.

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? To be determined as part of the GEIS analysis.		
• If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions? To be determined as part of the GEIS analysis.		
• If 'Yes,' would the study area have a significant number of unprotected rental units? To be determined as part of the GEIS analysis.		
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?		✓
• 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? To be determined as part of the GEIS analysis.		
• 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? To be determined as part of the GEIS analysis.		
(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? To be determined as part of the GEIS analysis.		
• If Yes, would the project increase the collective utilization rate by 5 percent from the No-Action scenario? To be determined as part of the GEIS analysis.		
(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? To be determined as part of the GEIS analysis.		
• If Yes, would the project increase this collective utilization rate by 5 percent from the No-Action scenario? To be determined as part of the GEIS analysis.		
(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: To be determined as part of the GEIS analysis.		
• 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? To be determined as part of the GEIS analysis.		

	YES	NO
5. SHADOWS: <i>CEQR Technical Manual Chapter 8</i>		
(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: <i>CEQR Technical Manual Chapter 9</i>		
(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: <i>CEQR Technical Manual Chapter 10</i>		
(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 . To be included in the GEIS.		
8. NATURAL RESOURCES: <i>CEQR Technical Manual Chapter 11</i>		
(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: <i>CEQR Technical Manual Chapter 12</i>		
(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: USTs, AST, nearby spills, dry cleaners and manufactured gas site	✓	
(i) Based on a Phase I Assessment, is a Phase II Assessment needed?	✓	
10. WATER AND SEWER INFRASTRUCTURE: <i>CEQR Technical Manual Chapter 13</i>		
(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 sewer 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 sewer or currently unsewered?		✓
(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. To be included in the GEIS		
11. SOLID WASTE AND SANITATION SERVICES: <i>CEQR Technical Manual Chapter 14</i>		
(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: The following to be determined as part of the GEIS analysis.		
(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? To be determined as part of the GEIS analysis.	✓	
(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? To be determined as part of the GEIS analysis.	✓	
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) To be determined as part of the GEIS analysis.	✓	
(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. To be included in the GEIS analysis.		✓
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? To be determined as part of the GEIS analysis.		
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. To be included in the GEIS analysis.		
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.		
An assessment of neighborhood character will be included in the GEIS.		

	YES	NO
19. CONSTRUCTION IMPACTS: CEQR Technical Manual Chapter 22 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.

It is assumed that the proposed actions would be approved by 2012. Based on a feasible development timeline, design and construction would be undertaken in a continuous manner and is assumed to span 10 years with a full build-out anticipated to be by 2022. An analysis of construction impacts will be provided in the GEIS. The GEIS analysis will focus on the following technical areas: historic and cultural resources, transportation systems, air quality, noise, and vibration.

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

Hardy Adasko, Senior Vice President

of

New York City Economic Development Corporation

APPLICANT/SPONSOR

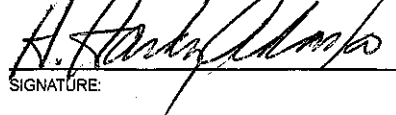
NAME THE ENTITY OR OWNER

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)

Hardy Adasko

APPLICANT/SPONSOR NAME:


SIGNATURE:

LEAD AGENCY REPRESENTATIVE NAME:

9/6/2011
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.

PART II: TECHNICAL ANALYSES — ADDITIONAL RESPONSES

QUESTION 1/LAND USE, ZONING AND PUBLIC POLICY

Under CEQR, a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed project, describes the zoning and public policies that guide development, and determines whether a proposed project is compatible with those conditions and policies or whether it may affect them. The proposed actions are not expected to result in a change in land use or zoning that is different from surrounding land uses or zoning. However, the GEIS will include a land use and zoning assessment, because the proposed actions would affect the land uses on the development sites and would include zoning map and text amendments and zoning special permits. The GEIS will also include an assessment of whether the proposed actions have the potential to affect applicable public policies.

PlaNYC Assessment

As the proposed development is a large, publicly sponsored project, it requires an assessment to determine consistency with PlaNYC. PlaNYC's initiatives relate to several technical areas that are included in a CEQR assessment, including open space, natural resources, infrastructure, energy, construction, transportation, greenhouse gas emissions, and air quality. Below is a preliminary summary of whether the proposed development would be consistent with PlaNYC's sustainability initiatives. A detailed PlaNYC assessment will be included in the GEIS.

- **Air Quality.** The proposed actions would support PlaNYC's air quality goals by allowing for the implementation of transit-oriented development. The project sites is located in an area that is well served by existing transit services, including the F, J, M, and Z subway lines and the M9, M14, M15, M21, and M22 bus lines. The extent to which the proposed actions would further support PlaNYC's air quality goals will be discussed in the GEIS.
- **Energy.** The extent to which the proposed development would incorporate energy efficiency measures will be discussed in the GEIS.
- **Water Quality.** The extent to which the proposed development would incorporate water quality enhancement measures will be discussed in the GEIS.
- **Land Use.** The proposed actions would support PlaNYC's land use goals by allowing for: the implementation of transit-oriented development; development of an underutilized area in order to knit together the adjacent neighborhoods; and creation of approximately 450 new affordable housing units.
- **Open Space.** The proposed actions would support PlaNYC's open space goals by providing approximately 10,000 square feet of new, publicly accessible open space.
- **Natural Resources.** The proposed actions would support PlaNYC's natural resources goals by providing approximately 10,000 square feet of new, publicly accessible open space. Additionally, the proposed development would include new streetscaping and measures to minimize or capture stormwater runoff. Opportunities for minimizing or capturing stormwater runoff will be described in the GEIS.
- **Transportation.** The proposed actions would support PlaNYC's transportation goals by allowing for the implementation of transit-oriented development. The extent to which the proposed actions would further support PlaNYC's transportation goals will be discussed in the GEIS.
- **Solid Waste.** The proposed actions would comply with New York City's Recycling Law, which is an effort to achieve the waste diversion goals of PlaNYC.

QUESTION 2/SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Although socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of an area. According to the *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. As identified in the EAS, the proposed actions would result in direct residential and business displacement and have the potential to result in indirect residential and business displacement. Therefore, the GEIS will include an analysis of the proposed actions effects on socioeconomic conditions.

Answers, where known, to some of the EAS Part II questions are below.

Indirect Residential Displacement

Based on 2005-2009 American Community Survey data, the 2005-2009 median household income for the ¼ -mile study area is \$45,503 (in 2011 dollars). The proposed development would add 900 dwelling units, of which up to half would be affordable units. Although the affordable units would likely rent at prices comparable to or below most existing rents in the study area, market-rate units would likely sell at the high end of the market and would be more costly than some of the existing housing stock. However, the new market-rate residential units would have a comparable price-point to many recently built market-rate residential units in the study area, as well as new residential developments that are planned to be in place by 2022.

Direct Business Displacement

The businesses that would be directly displaced by the proposed actions conduct a variety of business activities and include parking, restaurants, the Essex Street Market, and a shoe repair shop, bodega, cell phone store, non-profit cultural organization, movie prop company, liquor store, and health clinic. It is estimated that these businesses employ more than 100 employees. Although the displaced businesses each contribute to the city's economy and therefore have economic value, the products and services they provide are widely available in the area and the city. The products and services provided by these businesses would still be available to consumers as many other existing businesses would remain in the trade area and firms providing similar products and services would still be available in the surrounding area. Further, the Essex Street Market and the approximately 72 employees in the market would be relocated to the new, expanded public market facility constructed as part of the proposed actions.

No category of business that would be displaced by the proposed actions is the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it.

Indirect Business Displacement

The proposed actions would introduce up to 600,000 square feet of commercial space (of which some could be community facility uses). The concern with respect to indirect business 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 600,000 square feet of new commercial uses that would be introduced by the proposed actions is above the CEQR 200,000-square-foot commercial threshold for "substantial" new development warranting assessment.

QUESTION 3/COMMUNITY FACILITIES

As defined for CEQR analysis, community facilities are public or publicly funded schools, libraries, child care centers, health care facilities and fire and police protection. A project can affect facility services directly, when it physically displaces or alters a community facility; or indirectly, when it causes a change in population that may affect the services delivered by a community facility.

In terms of direct effects, the proposed actions would not result in direct displacement of public schools, libraries, child care centers, or police or fire facilities, and no further analysis of direct effects on these facilities is warranted. However, the proposed actions would directly displace a community health care facility. Therefore, an analysis of the proposed actions' direct effects on health care facilities will be provided in the GEIS.

The proposed actions would introduce up to 900 residential units, of which 450 would be affordable, which would increase demand for various community facilities. For certain community facilities, however, the proposed actions would not introduce enough new residential units to exceed the CEQR thresholds for a detailed analysis of indirect effects. This number of units would not exceed the CEQR threshold of 2,462 units in Manhattan for an analysis of public high schools, nor would it exceed the CEQR threshold of 901 units in Manhattan for an analysis of public libraries. For police and fire services and health care facilities, the number of units introduced by the proposed actions would not constitute a "sizeable new neighborhood" in Manhattan. Therefore, the proposed actions would not have the potential to result in any significant adverse impacts due to indirect effects to public high schools, public libraries, police and fire services, or health care facilities, and no further analysis of indirect effects on such facilities is warranted.

The number of units introduced by the proposed actions would exceed the CEQR threshold for an analysis of public elementary and intermediate schools and publicly funded child care facilities. Therefore, an assessment of potential effects on public elementary and intermediate schools and publicly funded child care facilities will be provided in the GEIS.

QUESTION 4/OPEN SPACE

The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on open space in the area or an indirect effect through increased population size. The threshold for an analysis of indirect effects varies depending on whether the project site is located in an area identified as well-served by open space, underserved, or neither. The project site is not located within an area that has been identified as either underserved or well-served; therefore, an assessment should be conducted if the proposed actions would increase the study area population by 200 residents or 500 employees. The proposed actions would introduce more than 200 residents and 500 employees; therefore an open space assessment will be provided in the GEIS.

QUESTION 5/SHADOWS

As described in the EAS, new buildings would be developed on nine development sites pursuant to the proposed actions. On Sites 8, 9 and 10 the estimated maximum heights of the new buildings would be 80 feet under existing zoning, and on Sites 1 through 6 estimated maximum heights would range from 180 feet to 290 feet (including rooftop mechanical equipment). According to the *CEQR Technical Manual*, the longest shadow a structure can cast at any time of year at the latitude of New York City, during the analysis period of an hour and a half after sunrise to an hour and a half before sunset, is 4.3 times the height of the structure. Therefore, the longest shadow that could result from each of the development sites would be as follows:

Site	Estimated Max. Height	Longest Shadow (feet)
1	180' (14 stories)	774
2	290' (24 stories)	1,247
3	185' (14 stories)	796
4	285' (24 stories)	1,226
5	180' (14 stories)	774
6	180' (14 stories)	774
8	80' (8 stories)	344
9	80' (8 stories)	344
10	80' (8 stories)	344

A number of sunlight-sensitive resources are located within the preliminary longest shadow study area based on these distances, including the P.S. 140 Nathan Straus and P.S. 142 Amalia Castro school playgrounds northeast of the project site, several of the Allen Street Malls, or planted medians, to the west of the project site, a portion of Luther Gulick Playground to the east of the project site, and the windows of the former Norfolk Street Baptist Church (now the Beth Hamedrash Hagodol Synagogue) at 60-64 Norfolk Street, which is a designated New York City Landmark and is listed on the State and National Registers of Historic Places.

Since it is expected that a preliminary screening assessment would not be able to eliminate the possibility that new shadows could fall on these sunlight-sensitive resources, the GEIS will include a detailed analysis that will use using three-dimensional computer software to determine the extent, duration and potential effects of project-generated shadows.

QUESTION 6/HISTORIC AND CULTURAL RESOURCES

There are numerous historic resources located on and adjacent to the nine proposed development sites. Therefore, the GEIS will contain a detailed analysis of historic and cultural resources.

The four buildings of the Essex Street Market at 78-92, 96-124, 130-144, and 150-156 Essex Street are located on Sites 2, 8, 9, and 10, and they have been determined to be eligible for listing on the State and National Registers of Historic Places. The proposed actions would directly affect these four historic resources.

Site 1 is located within the boundaries of the Lower East Side Historic District, which is listed on the State and National Registers of Historic Places, and is adjacent to the Eastern Dispensary at 75 Essex Street, which has been determined to appear eligible for New York City Landmark designation. In addition, Site 1 is located across Ludlow Street from the New York City Landmark-eligible Potential Orchard Street Historic District. Site 7 is located within the boundaries of the Lower East Side Historic District. Sites 2, 8, 9, and 10 are located across Essex Street from the boundaries of the Lower East Side

Historic District, and Sites 8 and 9 are also adjacent to the New York City Landmark-eligible Potential Clinton, Rivington, and Stanton Street Historic District. The proposed actions would directly and/or indirectly affect these historic districts.

Site 3 is located across Broome Street from the former Norfolk Street Baptist Church (now the Beth Hamedrash Hagodol Synagogue) at 60-64 Norfolk Street, which is a designated New York City Landmark and is listed on the State and National Registers of Historic Places. Therefore, the proposed actions could affect that historic resource.

The Williamsburg Bridge, which is adjacent to Sites 4 and 6, has been determined to be eligible for listing on the State and National Registers of Historic Places. The proposed actions could, therefore, have potential effects on that historic resource.

In addition, the New York City Landmarks Preservation Commission has determined, as written in an Environmental Review Letter dated August 16, 2011, that there appears to be the potential for recovering remains from 19th-century occupation on Block 346, Lot 40 (Sites 3, 4, and 5), Block 347, Lot 71 (Site 6), and Block 352, Lot 28 (part of Site 2). Therefore, an archaeological documentary study will be performed for those locations to clarify those initial findings and provide the threshold for the next level of review, if necessary.

QUESTION 7/URBAN DESIGN AND VISUAL RESOURCES

The proposed actions would result in the redevelopment of nine sites, six of which are wholly or partially undeveloped, and would result in physical changes to the project site beyond the bulk and form permitted as-of-right. These changes would affect a pedestrian's experience of public space, requiring an urban design assessment. Since the overall change to the pedestrian experience is likely to be substantial, a detailed analysis will be conducted in the GEIS.

QUESTION 10/WATER AND SEWER INFRASTRUCTURE

The *CEQR Technical Manual* outlines thresholds for analysis of a project's water demand and its generation of wastewater and stormwater. A preliminary water supply and projected water demand analysis is warranted if a project would result in an exceptionally large demand for water (greater than one million gallons), or would be located in an area that experiences low water pressure (e.g., Rockaway Peninsula or Coney Island). A preliminary wastewater and stormwater infrastructure analysis is warranted if a proposed project exceeds the thresholds outlined in Section 220, "Wastewater and Stormwater Conveyance and Treatment." These thresholds include location of the proposed project, cumulative rezonings and/or development in the project area, proposed increase in density, and proposed increase in impervious surfaces.

A water supply and demand analysis would not be warranted for the proposed project, because the estimated water demand under the project would be 386,328 gallons per day, below the *CEQR Technical Manual* threshold of one million gallons per day. Additionally, the proposed project would not be located in an area that experiences low water pressure. A preliminary wastewater and stormwater infrastructure analysis, however, would be warranted because the proposed development would exceed the *CEQR Technical Manual* threshold of 250,000 square feet of commercial development in Manhattan. Based on the results of the preliminary analysis, which will be included in the GEIS, a detailed assessment may be warranted and/or mitigation may be required if significant impacts are identified. A description and assessment of potential mitigation strategies would also be included in the GEIS.

QUESTION 11/SOLID WASTE AND SANITATION SERVICES

A solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP or Plan) or with state policy related to the City's integrated solid waste management system. The City's solid waste system includes waste minimization at the point of generation, collection, treatment, recycling, composting, transfer, processing, energy recovery, and disposal. Based on Citywide solid waste generation rates identified in Table 14-1 of the *CEQR Technical Manual*, the proposed development would generate slightly more than 50 tons per week of solid waste. Therefore, the GEIS will include an analysis of potential effects on solid waste and sanitation services.

QUESTION 13/TRANSPORTATION

The *CEQR Technical Manual* states that a quantified transportation analysis may be warranted if a proposed project is expected to generate 50 or more 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. As the proposed 1.5-million-square-foot development is expected to exceed those CEQR thresholds, a detailed transportation analysis is warranted and will be included in the GEIS.

QUESTION 14/AIR QUALITY

The proposed actions would result in the conditions outlined in Section 210 of Chapter 17 of the *CEQR Technical Manual*. Specifically, the project-generated vehicle trips would exceed the emissions threshold and potentially the peak vehicle traffic threshold for conducting an air quality analysis of mobile sources, and the proposed development would result in the placement of operable windows, balconies, air intakes, or intake vents within 200 feet of the Williamsburg Bridge, an atypical (e.g., not at-grade) source of vehicular pollutants. The proposed development would also include parking garages. In addition, the proposed project would result in the conditions outlined in Section 220 of Chapter 17. Specifically, the proposed development would potentially use fossil fuels for heat and hot water systems. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of air quality will be provided in the GEIS that will consider the emissions from project-generated vehicle trips, traffic on the Williamsburg Bridge, use of the proposed parking garages, the project's heat and hot water systems, and any existing large sources.

QUESTION 15/GREENHOUSE GAS EMISSIONS

The *CEQR Technical Manual* notes that while the need for a greenhouse gas (GHG) emissions 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 square feet or more (or smaller projects that would result in the construction of a building that is particularly intense, such as a data-processing center or health care facility). At approximately 1.5 million square feet, the proposed development meets this threshold. Therefore, the GEIS will include an analysis of GHG emissions.

QUESTION 16/NOISE

According to the *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 1 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 result in a playground or would cause a stationary source to be operating within 1,500 feet of a receptor (with a direct line of sight to that receptor), or if the action would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the action would be located in an area with high ambient noise levels resulting from stationary sources. A detailed noise analysis will be included in the GEIS, because the proposed project would meet the following *CEQR Technical Manual* thresholds: it would result in additional vehicle trips to and from the project area; it would introduce new sensitive receptors in the vicinity of heavily trafficked roadways including Delancey, Essex, and Grand Streets, and the Williamsburg Bridge; and it would introduce new sensitive receptors in a portion of the Lower East Side 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 will also be examined and discussed in the GEIS.

Site 8 (Block 354, Lot 1) has a Noise (E) designation for 35 dBA (30 dBA for commercial uses), which was established as part of the East Village/Lower East Side Rezoning EIS.

QUESTION 17/PUBLIC HEALTH

According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any one of those technical areas and the lead agency determines that a public health assessment is warranted, an analysis will be provided in the GEIS for that specific technical area.

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 of 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 effect on the environment. 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.	Potential Significant Adverse Impact	
IMPACT CATEGORY	YES	NO
Land Use, Zoning, and Public Policy	✓	
Socioeconomic Conditions	✓	
Community Facilities and Services	✓	
Open Space	✓	
Shadows	✓	
Historic and Cultural Resources	✓	
Urban Design/Visual Resources	✓	
Natural Resources		✓
Hazardous Materials	✓	
Water and Sewer Infrastructure	✓	
Solid Waste and Sanitation Services	✓	
Energy		✓
Transportation	✓	
Air Quality	✓	
Greenhouse Gas Emissions	✓	
Noise	✓	
Public Health	✓	
Neighborhood Character	✓	
Construction Impacts	✓	
2. Are there any aspects of the project relevant to the determination whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the project may have a significant impact on the environment.		✓

3. LEAD AGENCY'S CERTIFICATION

Assistant to the Mayor

Office of the Deputy Mayor for Economic Development

TITLE

LEAD AGENCY

Robert R. Kulikowski, Ph.D.

NAME

SIGNATURE

09.06.2011

☒ Check this box if the lead agency has identified one or more potentially significant adverse impacts that **MAY** occur.

☐ Issue **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 in 6 NYCRR Part 617.

☒ Issue **Positive Declaration** and proceed to a draft scope of work for the Environmental Impact Statement.

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**.

NEGATIVE DECLARATION (To Be Completed By Lead Agency)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6NYCRR, Part 617, State Environmental Quality Review, the [] assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the [] has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS that finds, because the proposed project:

A Positive Declaration will be issued.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE

LEAD AGENCY

NAME

SIGNATURE