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 CornellNYC Tech

1. *Reference Numbers*

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)	BSA REFERENCE NUMBER (If Applicable)
12DME004M	
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**

TELEPHONE: **212-788-2937** FAX: **212-788-2941**

EMAIL ADDRESS: **rkulikowski@cityhall.nyc.gov**

2b. *Applicant Information*

NAME OF APPLICANT: **Cornell University**

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON: **Richard G. Leland**
Fried, Frank, Harris, Shriver & Jacobson, LLP

ADDRESS: **One New York Plaza**

CITY: **New York** STATE: **NY** ZIP: **10004**

TELEPHONE: **212-859-8978** FAX: **212-859-4000**

EMAIL ADDRESS: **richard.leland@friedfrank.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), (b)(6)(v)**

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:*

Cornell University (the applicant) proposes a series of discretionary actions, including disposition of property, zoning map and text and City map amendments, to facilitate the development of a new applied sciences and engineering campus, CornellNYC Tech in collaboration with Technion-Israel Institute of Technology, on Roosevelt Island. See Page 1a for further information.

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

ADDRESS: **200 Main Street**

NEIGHBORHOOD NAME: **Roosevelt Island**

TAX BLOCK AND LOT: **Block 1373, Lot 20; and a portion of Lot 1**

BOROUGH: **Manhattan**

COMMUNITY DISTRICT: **8**

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

Area bounded by the one-way ring road (East Road and West Road), south of the Ed Koch Queensboro Bridge.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY: **R7-2**

ZONING SECTIONAL MAP NO: **9b**

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 ☐		***Board of Standards and Appeals:*** YES ☐ NO ■
■ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ SPECIAL PERMIT
■ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	EXPIRATION DATE MONTH DAY YEAR
■ ZONING TEXT AMENDMENT	☐ HOUSING PLAN & PROJECT	
■ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)	☐ SITE SELECTION—PUBLIC FACILITY	
☐ CONCESSION	☐ FRANCHISE	☐ VARIANCE (USE)
☐ UDAAP	■ DISPOSITION—REAL PROPERTY	
☐ REVOCABLE CONSENT		☐ VARIANCE (BULK)
ZONING SPECIAL PERMIT, SPECIFY TYPE		SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

☐ MODIFICATION OF

☐ RENEWAL OF

☐ OTHER

SITE CONDITIONS AND HISTORY

The project site, which consists of Manhattan Block 1373, Lot 20 and a portion of Lot 1, is located on the southern portion of Roosevelt Island and totals approximately 12.4 acres. The majority of the project site (Block 1373, Lot 20) is currently owned by the City of New York and occupied by the Goldwater Memorial Hospital campus, which is operated by the New York City Health and Hospital Corporation (NYCHHC). The remainder of the site (Block 1372, part of Lot 1) is vacant and owned by the City of New York and leased to the Roosevelt Island Operating Corporation (RIOC). Goldwater Memorial Hospital opened on the Island in 1939 as a chronic care and nursing facility. In 1996, Goldwater Memorial Hospital and Coler Memorial Hospital (which is located on the northern portion of the Island) merged to become Coler-Goldwater Specialty Hospital and Nursing Facility. The facilities are operated by NYCHHC. Independently of, and prior to, the CornellNYC Tech project, NYCHHC will vacate the Goldwater Memorial Hospital site and relocate patients and services elsewhere. Cornell would receive the site after the Goldwater Memorial Hospital has been vacated; demolition of the existing and vacant hospital buildings would occur as part of the proposed project.

A one-way ring road encircles the project site with traffic flow in a clockwise direction (i.e., southbound on East Road and northbound on West Road). To the north of the site, the street is unnamed. To the east of the site, the street is named East Road; East Road runs along the east side of the project site from its southern perimeter to a triangle located north of the Roosevelt Island subway station, where it merges with Main Street. To the west of the site, the street is named West Road.

An esplanade (not part of the project site) extends along the east and west sides of the Island along the entirety of its waterfront north of South Point Park, providing a walkway for pedestrians; a concrete seawall forms the barrier along the East River. South Point Park, an open space resource that contains natural areas, pathways, benches, and a restroom facility in addition to the landmarked ruins of a former Smallpox Hospital, is located to the south of the project site. Farther to the south is Four Freedoms Park, a new park and memorial to President Franklin D. Roosevelt that is currently under construction and is scheduled to be open in 2014. To the north of the project site is Sports Park, the Island's primary recreational facility (containing an Olympic-size swimming pool, gymnasium, basketball courts, ping pong room, and tennis courts); Sports Park is located south of, under, and north of the Ed Koch Queensboro Bridge. A steam plant is also located north of the site east of Sports Park and on the north side of the Ed Koch Queensboro Bridge. Independently of the proposed project, NYCHHC intends to cease operations of this plant.

North of the Ed Koch Queensboro Bridge, Roosevelt Island is occupied by Southtown and Northtown, which are apartment communities with supporting retail and community facilities. Vacant land to the east of the existing Southtown towers is designated for an anticipated additional three buildings that will complete the Southtown development. There is also the Coler Memorial Hospital site, which is located to the north of the residential developments at the northern end of Roosevelt Island. The Motorgate Garage, a centralized parking garage for the Island, is located adjacent to the Roosevelt Island Bridge on the north side.

The Island is accessed by subway and tram; vehicular access is provided only from 36th Avenue in Queens via the Roosevelt Island Bridge.

All of Roosevelt Island, including the project site, is zoned R7-2, a medium-density residential designation. Much of Roosevelt Island is under the jurisdiction of New York State through the RIOC. Under New York State law, State agencies such as RIOC are exempt from the New York City Zoning Resolution.

PROPOSED ACTIONS

The proposed actions required to facilitate the proposed project are as follows:

- Amendment of the New York City Health and Hospitals Corporation (NYCHHC) operating agreement with the City by the Corporation Board in order to surrender a portion of the project site.

- Disposition of City-owned property from the City of New York to the New York City Economic Development Corporation (EDC) for a subsequent proposed long-term lease and potential future sale to Cornell.
- Mayoral approval of the lease and sale terms of the disposition parcels pursuant to Section 384(b)(4) of the New York City Charter.
- RIOC approval of a modification of the City's lease with RIOC.
- Zoning Map amendment to change the project site and surrounding area zoning from R7-2 to C4-5.
- Zoning Text amendment to create the Special Southern Roosevelt Island District and to establish special bulk, use, parking and waterfront controls for the rezoning area.
- City Map Amendment to map the one-way ring road surrounding the project site as a City street.

Other potential approvals, such as approvals from the New York City Department of Environmental Protection (NYCDEP) and the New York State Department of Environmental Conservation (NYSDEC), may also be required. It is also possible that an approval from the U.S. Environmental Protection Agency (USEPA) would be required with respect to a geothermal well system that may be part of the project.

PROPOSED DEVELOPMENT PROGRAM

Beginning in 2014, over a period of approximately 24 years, Cornell is proposing to build the following on the project site, which represents the maximum likely development program:

- Three new Cornell buildings for academic research purposes;
- Three new residential buildings to house Cornell leadership and faculty, post doctoral fellows, Ph.D. candidates, and master's students;
- An academic-oriented hotel with conference facilities;
- Three new buildings for partner research and development (R&D) space;
- A modest amount of campus-oriented retail uses;
- Two central energy plants to serve the campus; and
- Approximately 7.5 acres of publicly-accessible open space.

In addition to these uses, parking may be provided for the academic-oriented hotel and conference facilities and for the three partner research and development buildings. It is anticipated that approximately 500 spaces would be provided at the project site, with 250 spaces in Phase 1 and another 250 spaces provided in Phase 2.

The above-described development would require the demolition of the existing Goldwater Memorial Hospital buildings, which would be undertaken as part of the CornellNYC Tech project; as discussed above, independently of, and prior to, the proposed project, NYCHHC will vacate the Goldwater Memorial Hospital site and relocate patients and services elsewhere.

Table 1 summarizes the proposed development by use and by phase.

Overall, by 2038, the proposed actions would result in the development of approximately 2.1 million square feet of new uses.

The total square footage of building represents the reasonable worst-case development scenario for purposes of the environmental review. Individual program elements can be considered "illustrative"; variations in the allocation of the specific space types, especially in construction after Phase 1, may occur. However, the maximum total square footage is expected to remain substantially the same. As noted above, under the terms of the agreement between the City of New York and EDC, Cornell is obligated to build no less than 300,000 square feet of buildings by June 30, 2017, of which at least 200,000 square feet shall be academic and research space. Cornell is also obligated to build a minimum of 1,800,000 square feet of total building space by 2037, of which a minimum of 620,000 square feet must be academic use.

Table 1
Reasonable Worst-Case Development Program for CEQR [(1)]

Use	Phase 1: 2018		Phase 2: 2038		Full Build (Phases 1 and 2)	
	Square Footage	Units/ Rooms/Spaces	Square Footage	Units/Rooms/ Spaces	Square Footage	Units/Rooms
Academic/Research	200,000	N/A	420,000	N/A	620,000	N/A
Residential Housing (Total) (2)						
Faculty Housing		271		527		798
Student Housing		171		125		296
Residential Total	300,000	442	500,000	652	800,000	1,094
Partner R&D	100,000	N/A	400,000	N/A	500,000	N/A
Academic Hotel/Conference Facility (3)	170,000	225	0	N/A	170,000	225
Energy Plant	20,000		20,000	N/A	40,000	
Parking		250		250		500
Total (4)	**790,000**		**1,340,000**		**2,130,000**	

Notes:
(1) Under the terms of the agreement between the City of New York and the New York City Economic Development Corporation, Cornell is obligated to build no less than 300,000 sf of buildings, of which at least 200,000 sf shall be academic and research space by June 30, 2017; by 2037, Cornell is obligated to build a minimum of 1,800,000 sf of total building space of which a minimum of 620,000 sf must be academic use. RWCDS conservatively accounts for likely maximum program and population by phase.
(2) Residential units would be the same size but could be occupied differently (e.g., a faculty family may occupy a multi-bedroom unit while such units may also be rented by unrelated students without families as two or three shares).
(3) The conference facilities would occupy approximately 25,000 gsf of the 170,000 gsf hotel and conference facility.
(4) It is anticipated that for analysis purposes up to approximately 25,000 gsf of campus-oriented retail would be included on the site (e.g., café, newsstand, or bookstore).

PROPOSED DESIGN

The proposed project would be centered on a new outdoor north-south connection or "spine" that would extend at-grade through the project site. A series of publicly-accessible open spaces would extend from the edge of the site inward to this spine. The proposed buildings would be organized around both the spine and the network of open spaces with the main entries to the buildings located along the north-south spine.

Preliminarily, the project buildings are expected to have approximately the following characteristics:

The academic research buildings would be 8 to 14 stories with the tallest of the three buildings reaching 165 to 185 feet in height.

The residential buildings would be taller, approximately 15 to 30 stories, with the tallest of the four residential buildings reaching 280 to 320 feet in height.

The hotel and conference facilities would be 15 stories, or up to 180 feet in height.

The partner R&D buildings would be 8 to 14 stories with the tallest of the three buildings reaching 165 to 185 feet in height.

The proposed buildings would be oriented on the project site so that a series of publicly-accessible open spaces are created (see "Open Space," below).

OPEN SPACE

The proposed project would provide approximately 7.5 acres publicly-accessible open spaces on the project site and would include provision of both active and passive uses.

In addition, the project would provide a bicycle path in the ring road around the project site that would provide connections to the parks south of the site as well as to open space and recreation facilities north of the project site.

SITE ACCESS AND CIRCULATION

The existing ring road would be mapped with a 50 foot right-of-way, which would allow for one travel lane and a parking lane, with a sidewalk adjacent to the project site. As in the existing condition, the road would be one-way clockwise with southbound traffic on the east side of the project site and northbound traffic on the west side. The ring road would provide access to the campus's loading areas, which would be located primarily on the east side of the project site. Drop off and pick up areas may be provided in front of the hotel and potentially at central locations serving the academic buildings.

SUSTAINABILITY MEASURES

The proposed project would incorporate a number of sustainable design measures that would reduce energy consumption and GHG emissions. In addition to meeting all applicable local laws regarding energy, Cornell has agreed to achieve a minimum of LEED® Silver certification for all project buildings. As part of the sustainable design energy measures, to the extent feasible, the proposed project may include the following:

- On-site energy plants that would total approximately 40,000 gsf. The energy plants would supply power, chilled water, and heat to the campus.
- Photovoltaic (PV) panels throughout the site (e.g., on the roofs of the proposed buildings and possibly elsewhere on the site).
- A system of up to 400 geothermal wells.

Cornell has set a goal to achieve net-zero energy consumption for its Phase 1 academic building. This means that the campus collectively would generate the electricity, heat, and chilled water that would offset the energy use of the Phase 1 academic building on an annual basis.

In addition to energy measures, the proposed project would be planned and designed to achieve other sustainability targets.

PROPOSED PROGRAMMING AND POPULATION

Cornell intends for its academic program to be flexible and inter-disciplinary with specific areas of focus around connective media, health, and the built environment. The academic program will offer degrees at the master's and doctorate levels. Academic and R&D buildings would be oriented towards the non-biological applied sciences and engineering; they are not expected to house chemical or biological laboratories.

The academic research program would be complemented by a hotel with conference facilities and by the partner research and development use, which would be commercial space expected to be occupied by related industries.

The anticipated RWCDS project population by phase is shown below in **Table 2**. Table 2 represents the number of faculty, staff, students, and others who would be generated due to the new academic and R&D programs, but not their dependents or families. Not all of this population would be housed on site. Based on population demographics provided by Cornell University from its operations and experience, the EIS will account for this population as well as the dependents of those who would be housed on site.

Table 2
CornellNYC Tech Campus Population [1]

Use		Phase 1	Full Build (Phases 1 and 2)
Academic/Research	Leadership	2	3
	Staff	72	131
	Faculty (Tenure Track and Research)	93	286
	Visitors/Adjuncts	18	33
	Funded Researchers	45	125
	PostDocs	37	125
	Ph.D. Candidates	260	730
	Master's Students	300	1,140
	Total (CornellNYC Academic Population)	*827*	*2,573*
Worker Population			
Partner R&D (2)	Workers	400	2,000
Academic Hotel/Conference Facility (3)	Conference Facility	13	13
	Hotel	84	84
Energy Plant	Workers	3	6
Residential (4)	Workers	20	50
Retail (5)	Workers	30	75
	Total (Worker Population)	*550*	*2,228*
	Total (Academic and Worker Population)	*1,377*	*4,801*

Notes:
(1) Under the terms of the agreement between the City of New York and the New York City Economic Development Corporation, Cornell is obligated to have no fewer than 75 faculty and 390 students (Ph.D. candidates and master's students) by 2018, and no fewer than 286 faculty and 1,800 students when the campus is fully operational. RWCDS conservatively accounts for likely maximum program and population by phase.
(2) Partner R&D worker population assumes 4 employees per 1,000 gsf.
(3) Conference facility assumes 1 employee per 2,000 gsf; hotel assumes 1 worker per 2.67 rooms.
(4) Residential worker population assumes 1 employee per 22 dwelling units.
(5) Retail worker population assumes 3 employees per 1,000 gsf, with 10,000 gsf of retail in Phase 1 and 25,000 gsf of retail in the Full Build condition.

Department of Environmental Protection: YES ■ NO ☐

Other City Approvals: YES ■ NO ☐

☐ LEGISLATION	☐ RULEMAKING
☐ FUNDING OF CONSTRUCTION; SPECIFY	☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ POLICY OR PLAN; SPECIFY	☐ FUNDING OR PROGRAMS; SPECIFY
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL (not subject to CEQR)	☐ PERMITS; SPECIFY
■ 384(B)(4) APPROVAL	■ OTHER; EXPLAIN **See Page 1a.**
☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMD) (*not subject to CEQR*)	

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

Modification of the City of New York's lease with the Roosevelt Island Operating Corporation of the State of New York (RIOC) and the City's agreement with New York City Health and Hospitals Corporation (NYCHHC).
Other potential approvals, such as approvals from the New York City Department of Environmental Protection (NYCDEP) and New York State Department of Environmental Conservation (NYSDEC) may also be required.

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 8.5x11 inches for submission.* **See Figures 1 through 10**

■ Site location map ■ Zoning map ■ Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map

■ Sanborn or other land use map ■ Tax map ☐ 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.):
12.4 acres	**0**	**To be determined**

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: **2.13 million gross square feet (gsf)** (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: **12.4 acres** Total square feet of non-applicant owned development: **Approximately 19 acres**

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): **To be determined**

Area: **To be determined** sq. ft. (width x length) Volume: **To be determined** 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? **1,583** Number of additional workers? **4,801**

Provide a brief explanation of how these numbers were determined:

In 2038, 2,573 people would be introduced to the site by the academic research use (see page 1a). These numbers are provided by Cornell. Another 2,000 workers are expected from the partner research and development space (based on 4 employees per 1,000 sf); the academic hotel with conference facilities would introduce 97 workers (1 employee per 2,000 sf of conference facility space and 1 hotel worker per 2.67 rooms). Another 75 employees would be associated with the project's retail use (based on 3 employees per 1,000 sf of retail space and 25,000 sf of retail space). Another 50 workers would be associated with the residential space (assuming 1 worker per 22 dwelling units). Another 6 workers would be associated with energy plant use.

Does the project create new open space? YES ■ NO ☐ If Yes: **7.5 acres** (sq. ft)

Using Table 14-1, estimate the project's projected operation solid waste generation, if applicable: **82,764** (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: **162,234 million BTUs** (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:
2038	**The DEIS will provide a description of the construction duration by phase of construction.**

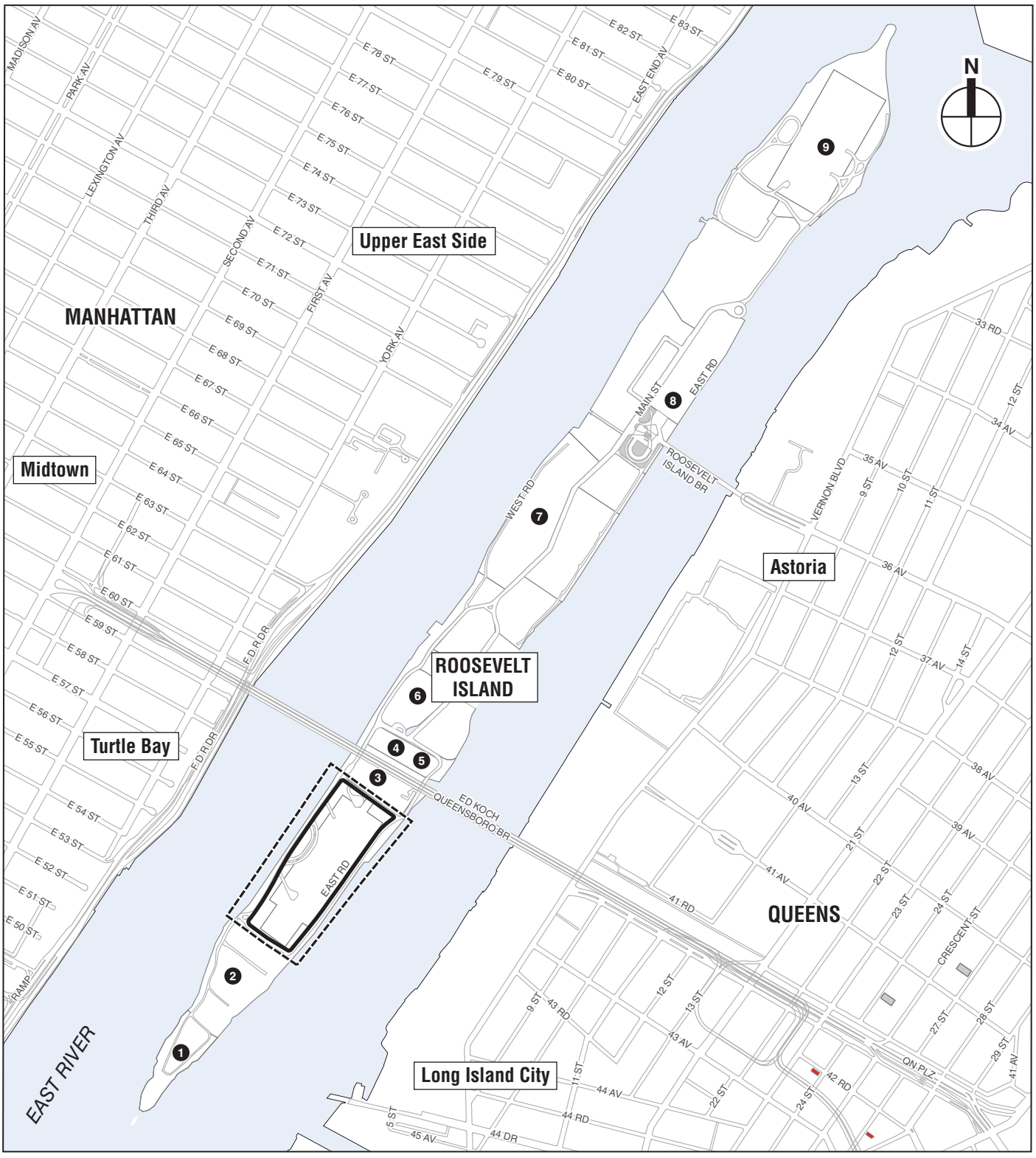
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES ☐ NO ■ IF MULTIPLE PHASES, HOW MANY PHASES: **2**

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: **Phase 1 would include 790,000-gsf of development and would begin operations in 2017; 2018 would be the first full year of operation; Phase 2 would include 1.34 million-gsf of development and is expected to be completed by 2037. See page 1a for more information.**

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

■ RESIDENTIAL ☐ MANUFACTURING ☐ COMMERCIAL ■ PARK/FOREST/ OPEN SPACE ■ OTHER, Describe: **Institutional (hospital, recreational facility)**

4.16.12



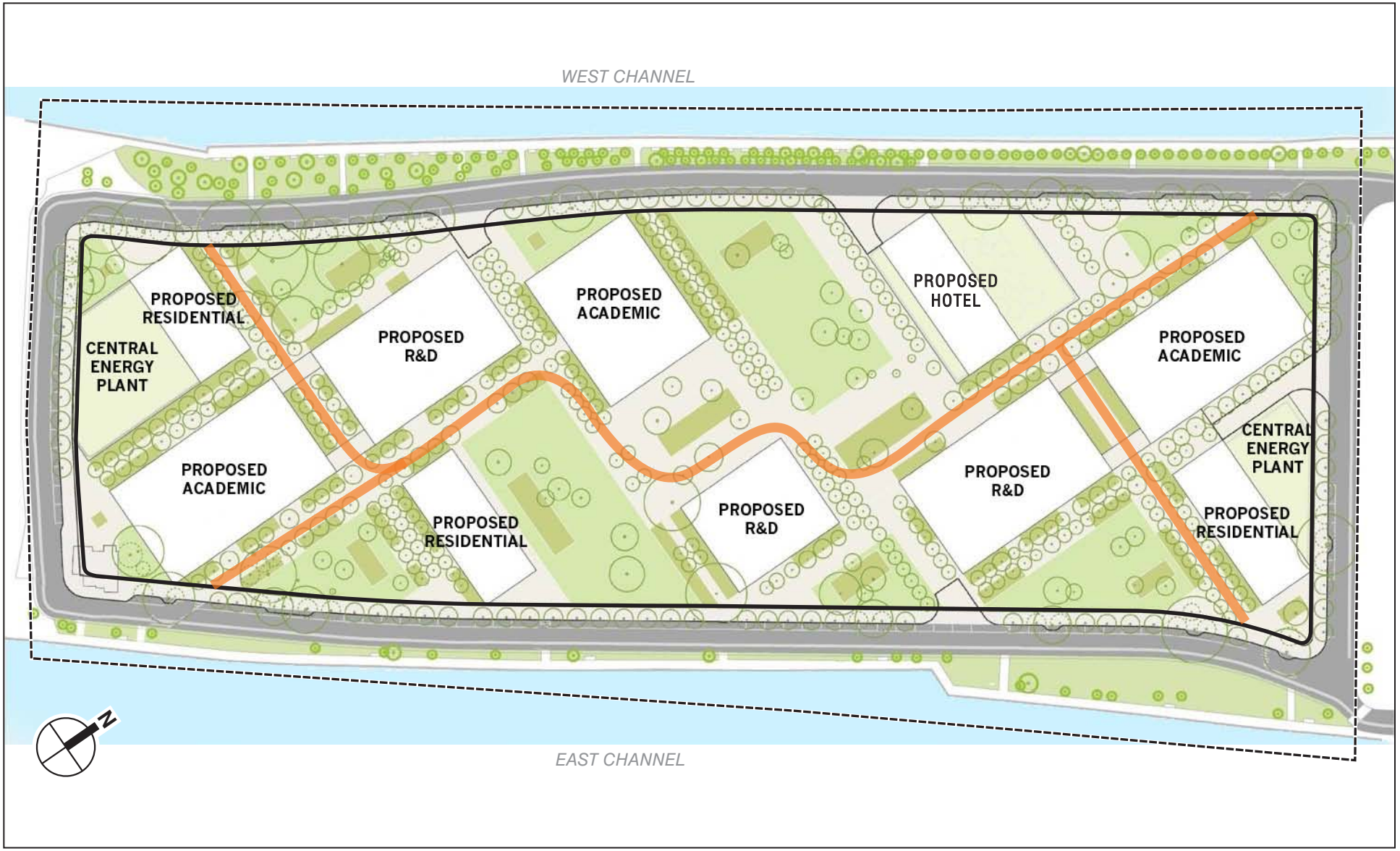
0 500 1000 FEET
SCALE

- *Project Site*
- *Rezoning Area (Special Southern Roosevelt Island District)*
- 1 *Four Freedoms Park (Under Construction)*
- 2 *South Point Park*
- 3 *Sports Park*
- 4 *Tram Station*
- 5 *Steam Plant*
- 6 *Southtown*
- 7 *Northtown*
- 8 *Motorgate*
- 9 *Coler Memorial Hospital Campus*

CornellNYC **Tech**

Project Location
Figure 1

4.12.12



Project Site

Rezoning Area (Special Southern Roosevelt Island District)

Pedestrian North-South Connection

Open Space

0 100 200 FEET

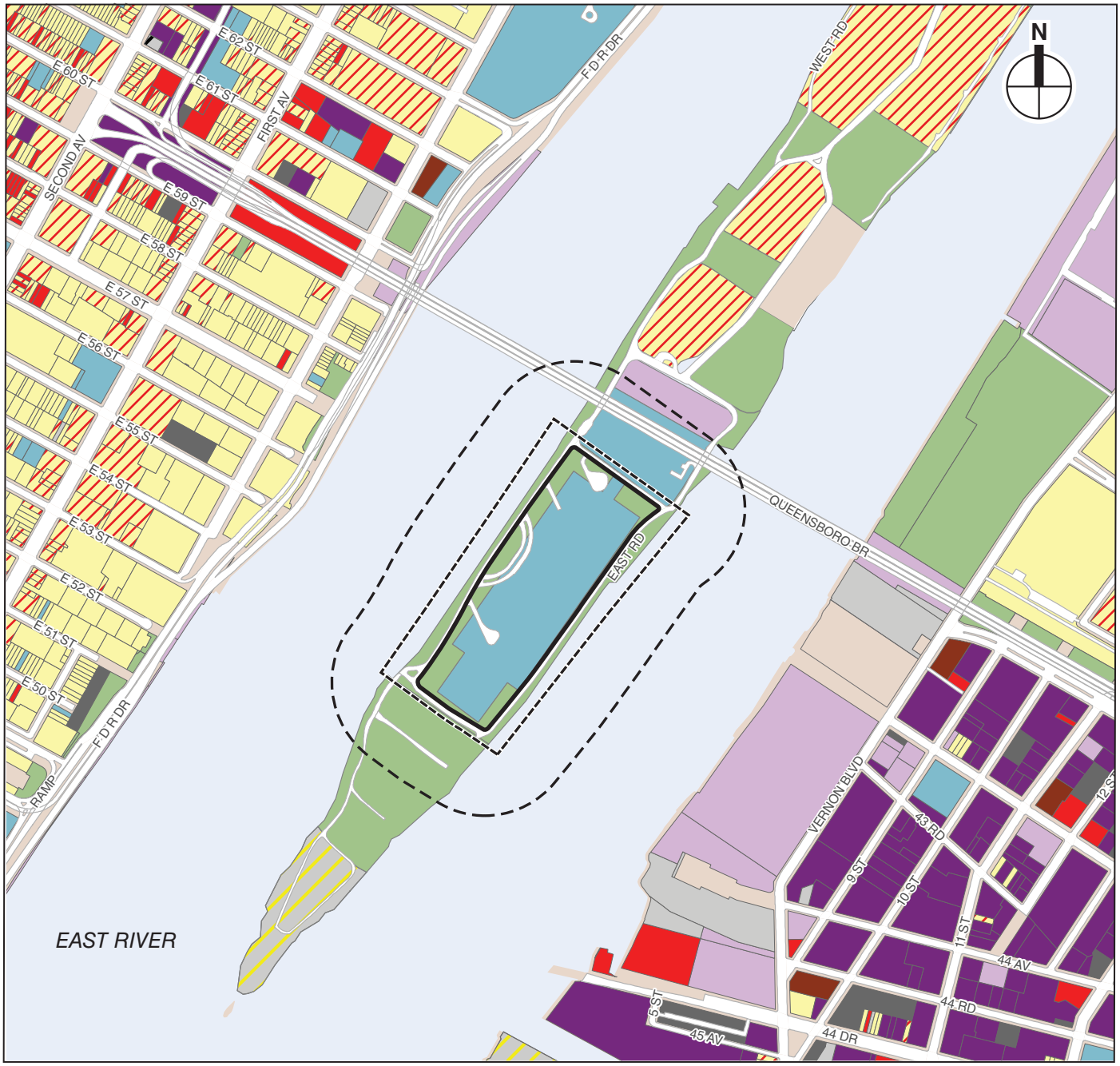
SCALE

Proposed Illustrative Site Plan

Figure 2

CornellNYC **Tech**

4.9.12



Project Site

Rezoning Area (Special Southern Roosevelt Island District)

Study Area Boundary (400-Foot Perimeter)

Residential

Residential with Commercial Below

Hotels

Commercial and Office Buildings

Industrial and Manufacturing

Transportation and Utility

Public Facilities and Institutions

Open Space and Outdoor Recreation

Parking Facilities

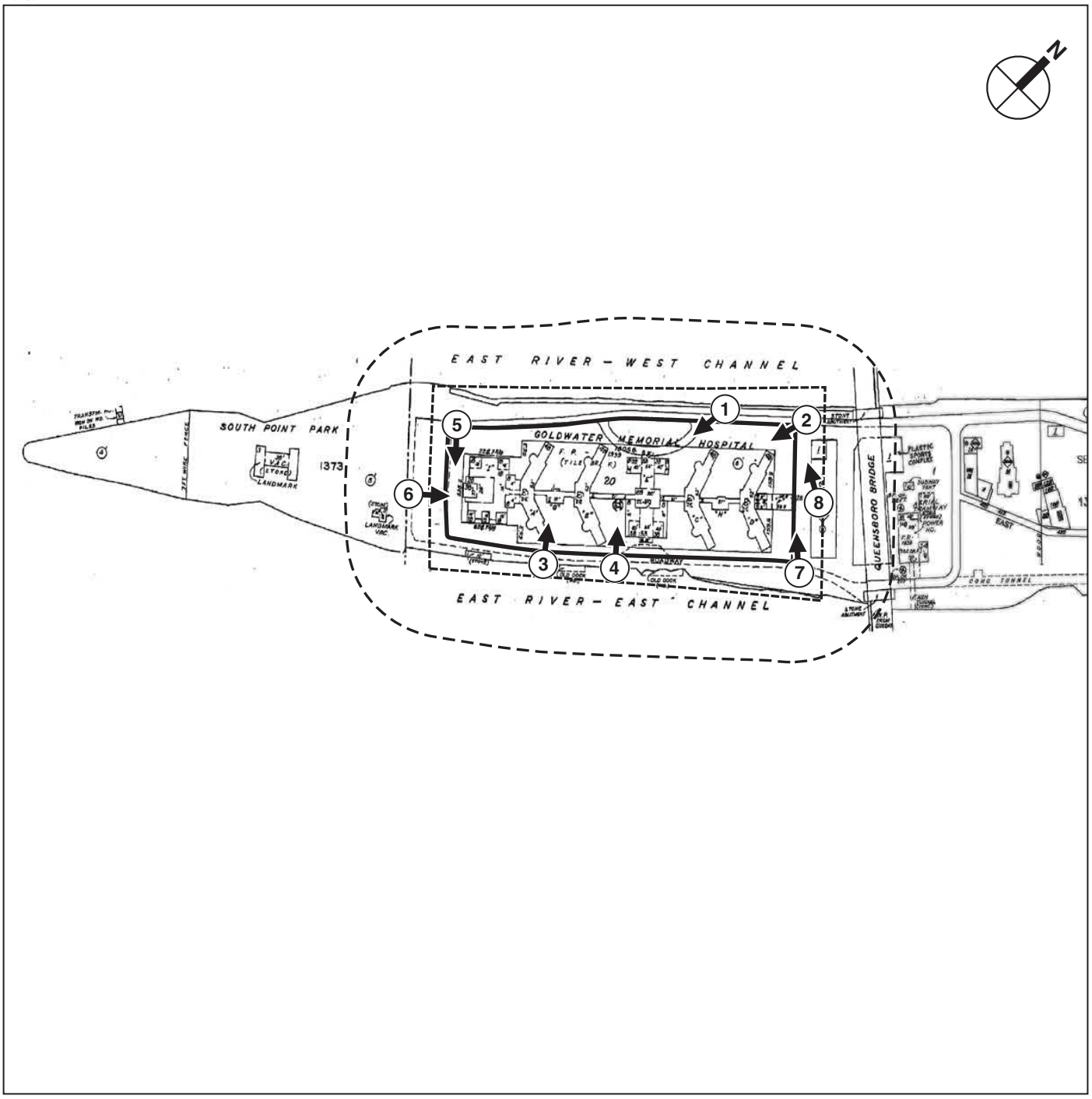
Vacant Land

Vacant Building

Under Construction

0 400 800 FEET

SCALE



0 400 1000 FEET
SCALE

Project Site

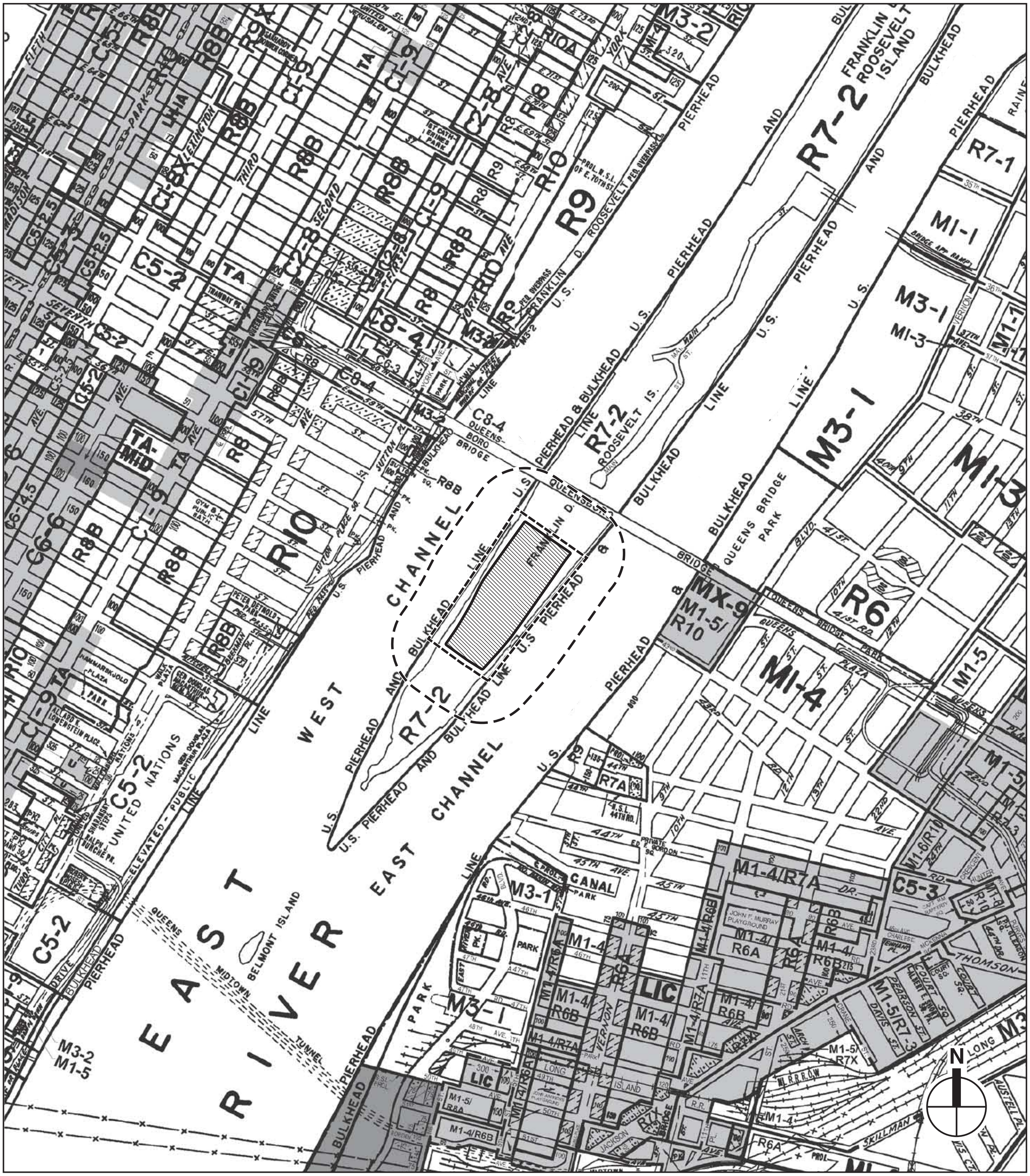
Rezoning Area (Special Southern Roosevelt Island District)

Study Area Boundary (400-Foot Perimeter)

Photograph View Direction and Reference Number

Key to Photographs and Sanborn Map
Figure 4

4.16.12



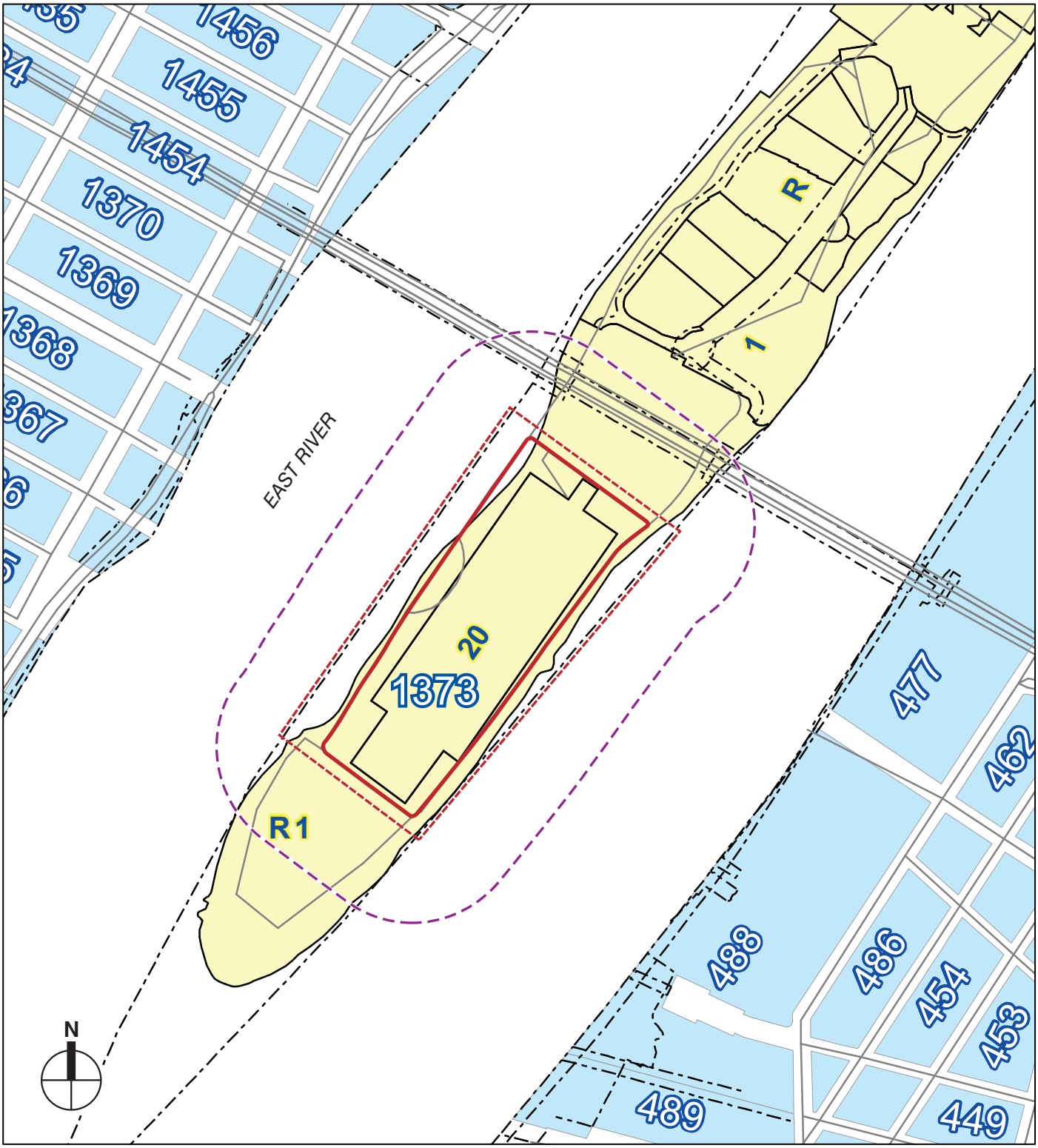
Project Site

Rezoning Area

Study Area Boundary (400-Foot Perimeter)

0 800 2000 FEET
SCALE

Current Zoning
Figure 5



Tax Map
Figure 6

View of main entrance of Goldwater Memorial Hospital **1**

View of northwest corner of hospital site **2**

Project Site Photographs
(See Figure 4 for Key)
Figure 7

View of southern facade of hospital building **3**

View of east side of central hospital building **4**

Project Site Photographs
(See Figure 4 for Key)
Figure 8

View of western facade of southerly hospital building **5**

View of southern facade of southerly hospital building **6**

Project Site Photographs
(See Figure 4 for Key)
Figure 9

View of northern facade of northerly hospital building **7**

View of northern perimeter of hospital site **8**

Project Site Photographs
(See Figure 4 for Key)
Figure 10

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 (2038)	INCREMENT
Land Use				
Residential	Yes ☐ No ■	Yes ☐ No ■	Yes ■ No ☐	
If yes, specify the following				
No. of dwelling units			**1,094**	**1,094**
No. of low- to moderate-income units			**0**	
No. of stories			**15 to 30**	**15 to 30**
Gross Floor Area (sq. ft.)			**800,000-gsf**	**800,000-gsf**
Describe Type of Residential Structures			**TBD**	**TBD**
Commercial	Yes ☐ No ■	Yes ☐ No ■	Yes ■ No ☐	
If yes, specify the following:				
Describe type (retail, office, other)			**Academic-oriented hotel and conference facility; Partner research and development**	**Academic-oriented hotel and conference facility; Partner research and development**
No. of bldgs			**4**	**4**
GFA of each bldg (sq. ft.)			**Hotel: 170,000 gsf (225 rooms) Partner R&D: 500,000 gsf**	**Hotel: 170,000 gsf (225 rooms) Partner R&D: 500,000 gsf**
Manufacturing/Industrial	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
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 ■ No ☐	Yes ☐ No ■	Yes ■ No ☐	
If yes, specify the following				
Type	**Hospital**	**Hospital uses will be relocated from the project site, but vacant buildings would remain**	**Academic and research**	**Academic and research**
No. of bldgs	**1**	**1**	**3**	**3**
GFA of each bldg (sq. ft.)	**432,690 gsf**	**432,690 gsf**	**620,000 gsf**	**620,000 sf**
No. of stories of each bldg	**Up to 8**	**Up to 8**	**8 to 14**	**8 to 14**
Height of each bldg	**Up to 100 feet**	**Up to 100 feet**	**165 to 185 feet**	**165 to 185 feet**
Vacant Land	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes, describe				
Publicly Accessible Open Space	Yes ☐ No ■	Yes ☐ No ■	Yes ■ No ☐	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)			**7.5 acres**	**7.5 acres**
Other Land Use	Yes ☐ No ■	Yes ■ No ☐	Yes ■ No ☐	
If yes, describe		**Vacant hospital buildings**	**40,000 sf for central energy plants**	**Vacant buildings would be demolished; 40,000 sf for central energy plants**
Parking				
Garages	Yes ☐ No ■	Yes ☐ No ■	Yes ■ No ☐	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces			**Up to 500**	**Up to 500**
Operating hours			**Assumed 24/7**	
Attended or non-attended			**Assumed attended**	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Parking *(continued)*				
Lots	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	Yes ■* No ☐	Yes ■ No ☐	Yes ■** No ☐	
If yes, describe	***Existing: Limited street parking, and parking on paved areas within the ring road. ** With-Action: A parking lane would be provided on the ring road.**			
Storage Tanks				
Storage Tanks	Yes ■ No ☐	Yes ■ No ☐	Yes ■ No ☐	
If yes, specify the following:			**To be determined**	
Gas/Service stations:	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
Oil storage facility:	Yes ■ No ☐	Yes ■ No ☐	Yes ☐ No ☐	
Other; identify:	Yes ■ No ☐	Yes ■ No ☐	Yes ☐ No ☐	
If yes to any of the above, describe:				
Number of tanks	**1 UST[1]; 3 AST[2]**	**1 UST[1]; 3 AST[2]**	**Storage tanks for emergency diesel generators**	
Size of tanks	**AST: 110-330 gallons UST: 5,000 gallons**	**AST: 110-330 gallons UST: 5,000 gallons**	**To be determined**	
Location of tanks	**AST: Basement of Building C UST: Courtyard adjacent to Building C**	**AST: Basement of Building C UST: Courtyard adjacent to Building C**	**To be determined**	
Depth of tanks				
Most recent FDNY inspection date				
Population				
Residents	Yes ☐ No ■	Yes ☐ No ■	Yes ■ No ☐	
If any, specify number			**1,583 faculty, post-doctorate, Ph.D., and master's students would live on campus**	
Briefly explain how the number of residents was calculated	**Estimates developed based on Cornell University's operations and experience.**			
Businesses	Yes ☐ No ■	Yes ☐ No ■	Yes ■ No ☐	
If any, specify the following:				
No. and type			**1 – Hotel and Conference Facility 2 – Partner Research and Development 3 – Retail**	
No. and type of workers by business			**1 – 97 based on 1 employee per 2,000 sf of conference space and 1 hotel worker per 2.67 rooms. 2 – 2,000 based on 4 employees per 1,000 sf 3 – 75 based on 3 employees per 1,000 sf of retail space**	
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated				
Zoning*				
Zoning classification	**R7-2**	**R7-2**	**C4-5, Special Southern Roosevelt Island District**	
Maximum amount of floor area that can be developed (in terms of bulk)	**Residential: 1,481,398 zsf Commercial: 861,278 zsf Community facility: 2,799,154 zsf**	**Residential: 1,481,398 zsf Commercial: 861,278 zsf Community facility: 2,799,154 zsf**	**Residential: 1,481,398 zsf Commercial: 1,464,173 zsf Community facility: 2,799,154 zsf**	
Predominant land use and zoning classification within a 0.25-radius of proposed project	**R7-2; institutional, open space, transportation; residential, retail**	**R7-2; institutional, open space, transportation; residential, retail**	**C4-5, Special Southern Roosevelt Island District; institutional, open space, transportation; residential, retail**	
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.*

[1] **UST: Underground Storage Tank**
[2] **AST: Above-ground Storage Tank**

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 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.

Additional responses to the following questions are also provided in narrative form on page 9a through 9g.		**YES**	**NO**
1.	***LAND USE, ZONING AND PUBLIC POLICY:*** *CEQR Technical Manual, Chapter 4* **See Draft Scope of Work Task 2**		
(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.	X	
(b)	Is the project a large, publicly sponsored project? If 'Yes,' complete a PlaNYC assessment and attach. **See Draft Scope of Work Task 2.**	X	
(c)	Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? If 'Yes,' complete the Consistency Assessment Form. **See attached.**	X	
2.	***SOCIOECONOMIC CONDITIONS:*** *CEQR Technical Manual, Chapter 5* **See Draft Scope of Work Task 3**		
(a)	Would the proposed project:		
	• Generate a net increase of 200 or more residential units?	X	
	• Generate a net increase of 200,000 or more square feet of commercial space?	X	
	• Directly displace more than 500 residents?		X
	• Directly displace more than 100 employees?		X
	• Affect conditions in a specific industry?		X
(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 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?	TBD[1]	
	If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions?	TBD[1]	
	If 'Yes,' would the study area have a significant number of unprotected rental units?	TBD[1]	
	Would more than 10 percent of all the housing units be renter-occupied and unprotected?	TBD[1]	
	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?	TBD[1]	

[1] **The potential for the proposed CornellNYC Tech project to result in significant adverse impacts will be analyzed in an Environmental Impact Statement (EIS). See the attached Draft Scope of Work.**

		YES	NO
(3)	***Direct Business Displacement***		
	Do any of the displaced businesses provide goods or service 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?	TBD[1]	
	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, potential resulting in vacancies and disinvestment on neighborhood commercial streets?	TBD[1]	
(5)	***Effects 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:*** *CEQR Technical Manual, Chapter 6* **See Draft Scope of Work Task 4**		
(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?		X
(b)	Would the project exceed any of the thresholds outlines in Table 6-1 in Chapter 6?	X	
(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 collected utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?		X
	If 'Yes,' would the project increase the collective utilization rate by 5 percent from the No-Action scenario?		X
(2)	***Libraries***		
	Would the project increase the study area population by 5 percent from the No-Action levels?	X	
	If 'Yes,' would the additional population impair the delivery of library services in the study area?	TBD[1]	
(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 100 percent?	TBD[1]	
	If 'Yes,' would the project increase this collective utilization rate by 5 percent from the No-Action scenario?	TBD[1]	
(4)	***Health Care Facilities***		
	Would the project affect the operation of health care facilities in the area?		X[2]
(5)	***Fire and Police Protection***		
	Would the project affect the operation of fire or police protection in the area?		X
4.	***OPEN SPACE:*** *CEQR Technical Manual, Chapter 7* **See Draft Scope of Work Task 5**		
(a)	Would the project change or eliminate existing open space?		X
(b)	Is the project located within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?		X
(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?		X
(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?	X	
(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%?	TBD[3]	
	• If the project site 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?		

[1] The potential for the proposed CornellNYC Tech project to result in significant adverse impacts will be analyzed in an Environmental Impact Statement (EIS). See the attached Draft Scope of Work.

[2] Independently of, and prior to, the proposed actions, NYCHHC will vacate Goldwater Memorial Hospital and relocate patients and services.

[3] The potential for the proposed CornellNYC Tech project to result in significant adverse impacts will be analyzed in an Environmental Impact Statement (EIS). See the attached Draft Scope of Work.

		YES	NO
5.	***SHADOWS:*** *CEQR Technical Manual, Chapter 8.* **See Draft Scope of Work Task 6**		
(a)	Would the proposed project result in a net height increase of any structure of 50 feet or more?	X	
(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?	X	
(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.	TBD[1]	
6.	***HISTORIC AND CULTURAL RESOURCES:*** *CEQR Technical Manual, Chapter 9* **See Draft Scope of Work Task 7**		
(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. **This site is located near the Ed Koch Queensboro Bridge, a NYCL and listed on the S/NR, and the Strecker Laboratory and ruins of the Smallpox Hospital, both NYCLs and S/NR-listed.**	TBD[1]	
7.	***URBAN DESIGN AND VISUAL RESOURCES:*** *CEQR Technical Manual, Chapter 10* **See Draft Scope of Work Task 8**		
(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?	X	
(b)	Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning?		X
(c)	If "Yes" to either of the questions above, please provide the information requested in Chapter 10.	TBD[1]	
8.	***NATURAL RESOURCES:*** *CEQR Technical Manual, Chapter 11* **See Draft Scope of Work Task 9**		
(a)	Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes," complete the Jamaica Bay Watershed Form.		X
(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.	TBD[1]	
9.	***HAZARDOUS MATERIALS:*** *CEQR Technical Manual, Chapter 12* **See Draft Scope of Work Task 10**		
(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?		X
(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?		X
(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)?		X
(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 or unknown origin?	X	
(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?	X	
(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?		X
(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?		X
(h)	Has a Phase I Environmental Site Assessment been performed for the site? If 'Yes,' were RECs identified? Briefly identify: **See Draft Scope of Work Task 10**	X	
(i)	Based on a Phase I Assessment, is a Phase II Assessment needed?	X[2]	
10.	***WATER AND SEWER INFRASTRUCTURE:*** *CEQR Technical Manual, Chapter 13* **See Draft Scope of Work Task 11**		
(a)	Would the project result in water demand of more than one million gallons per day?		X
(b)	Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 sq. ft. or more of commercial space in Manhattan or at least 400 residential units or 150,000 sq. ft. or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		X
(c)	Is the proposed project located in a separately sewered area and result in the same or greater development than that listed in Table 13-1 in Chapter 13?	X	
(d)	Does the proposed project involve development on a site five acres or larger where the amount of impervious surface would increase?	X	
(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?		X
(f)	Would the proposed project be located in an area that is partially sewered or currently unsewered?		X
(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?		X
(h)	Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?		X
(i)	If "Yes" to any of the above, conduct the appropriate preliminary analyses and attached supporting documentation. **See Draft Scope of Work Task 11**		

[1] The potential for the proposed CornellNYC Tech project to result in significant adverse impacts will be analyzed in an Environmental Impact Statement (EIS). See the attached Draft Scope of Work.

[2] A Phase II assessment has been completed (*Roosevelt Island Goldwater Hospital Campus Subsurface [Phase II] Investigation,* July 2011, prepared by AKRF, Inc.).

		YES	NO
11.	***SOLID WASTE AND SANITATION:*** *CEQR Technical Manual, Chapter 14* **See Draft Scope of Work Task 12**		
(a)	Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?		X
(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?		X
12.	***ENERGY:*** *CEQR Technical Manual, Chapter 15* **See Draft Scope of Work Task 13**		
(a)	Would the proposed project affect the transmission or generation of energy?	X	
13.	***TRANSPORTATION:*** *CEQR Technical Manual, Chapter 16* **See Draft Scope of Work Task 14**		
(a)	Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	X	
(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? **It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 in Chapter 16 for more information.	X	
	(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?	X	
	(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?	X	
14.	***AIR QUALITY:*** *CEQR Technical Manual, Chapter 17* **See Draft Scope of Work Task 15**		
(a)	*Mobile Sources:* Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	X	
(b)	*Stationary Sources:* 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)	X	
(c)	Does the proposed project involve multiple buildings on the project site?	X	
(d)	Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?		X
(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?		X
(f)	If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
15.	***GREENHOUSE GAS EMISSIONS:*** *CEQR Technical Manual, Chapter 18* **See Draft Scope of Work Task 16**		
(a)	Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?	X	
(b)	If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in Chapter 18?	X	
(c)	If "Yes," attach supporting documentation to answer the following; Would the project be consistent with the City's GHG reduction goal? **See Draft Scope of Work Task 16**		
16.	***NOISE:*** *CEQR Technical Manual, Chapter 19* **See Draft Scope of Work Task 17**		
(a)	Would the proposed project generate or reroute the vehicular traffic?	X	
(b)	Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of sight to that rail line?	X	
(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?	X	
(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?		X
(e)	If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
17.	***PUBLIC HEALTH:*** *CEQR Technical Manual, Chapter 20* **See Draft Scope of Work Task 18**		
(a)	Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20? **See Draft Scope of Work Task 18**	TBD[1]	
18.	***NEIGHBORHOOD CHARACTER:*** *CEQR Technical Manual, Chapter 21* **See Draft Scope of Work Task 19**		
(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.	X	
(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. **See Draft Scope of Work Task 19**		

[1] **The potential for the proposed CornellNYC Tech project to result in significant adverse impacts will be analyzed in an Environmental Impact Statement (EIS). See the attached Draft Scope of Work.**

19. *CONSTRUCTION IMPACTS:* *CEQR Technical Manual, Chapter 22* **See Draft Scope of Work Task 20**
Would the project's construction activities involve (check all that apply):

	YES	NO
• Construction activities lasting longer than two years;	X	
• Construction activities within a Central Business District or along an arterial or major thoroughfare;		X
• Require closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc);	X	
• Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out;	X	
• The operation of several pieces of diesel equipment in a single location at peak construction;		X
• Closure of community facilities or disruption in its service;		X
• Activities within 400 feet of a historic or cultural resource; or	X	
• Disturbance of a site containing natural resources.		X

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 or 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.

The proposed project would be constructed in phases over a period of 24 years; actual construction durations would be shorter. An analysis of construction impacts will be provided in the EIS and will focus on transportation systems, air quality, noise, hazardous materials, historic resources, and natural resources and water quality.

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 or 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 REPRESENTATIVE OF

Cornell University of

APPLICANT/SPONSOR

NAME OF 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)

RICHARD B. LEHAND

APPLICANT/SPONSOR NAME:

LEAD AGENCY REPRESENTATIVE NAME:

SIGNATURE:

DATE:

PLEASE NOTE THAT APPLICANT 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 would require a rezoning, City map changes, and a zoning text amendment, and would introduce new land uses that are different from existing land use on the site and in the surrounding area. Accordingly, the EIS will analyze the potential effects of the proposed zoning actions and land use changes. The EIS 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 (GHG) 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 EIS.

- **Air Quality**. The proposed actions would support PlaNYC's air quality goals by allowing for development on a site that is served by existing public transit services, including the F train subway line, Roosevelt Island Tram, and local bus services. The extent to which the proposed actions would further support PlaNYC's air quality goals will be discussed in the EIS.
- **Energy**. The proposed project would incorporate a number of sustainable design measures that would reduce energy consumption and GHG emissions. In addition to meeting all applicable local laws regarding energy and GHG emissions, Cornell has agreed to achieve a minimum of LEED® Silver certification for all project buildings. As part of the sustainable design energy measures, to the extent feasible, the proposed project may include the following:
  - on-site energy plants,
  - photovoltaic (PV) panels, and
  - a system of geothermal wells.

  The project's energy efficiency measures will be discussed in the EIS.
- **Water Quality**. The extent to which the proposed development would incorporate water quality enhancement measures will be discussed in the EIS, including opportunities for minimizing or capturing stormwater runoff.
- **Land Use**. The extent to which the proposed actions would support PlaNYC's land use goals by allowing for the implementation of transit-oriented development; development of an underutilized area; creation of a sustainable neighborhood; and activation of an underutilized waterfront-adjacent site, will be discussed in the EIS.
- **Open Space**. The proposed actions would support PlaNYC's open space goals by providing approximately 7.5 acres of new, publicly accessible open space.
- **Natural Resources**. The proposed actions would support PlaNYC's natural resources goals by providing approximately 7.5 acres 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 EIS.
- **Transportation**. The proposed actions would support PlaNYC's transportation goals by redeveloping a site with access to existing public transit services. The extent to which the proposed actions would further support PlaNYC's transportation goals, such as by including a bicycle path, will be discussed in the EIS.

- **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.

Waterfront Revitalization Program Assessment

As the project site is located within the City's Waterfront Revitalization Program boundaries, a Consistency Assessment Form will be prepared, and a consistency assessment will be included in the EIS.

QUESTION 2/SOCIOECONOMIC CONDITIONS

According to the *CEQR Technical Manual*, 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. Based on *CEQR Technical Manual* guidelines, an assessment of potential adverse socioeconomic impacts focuses on five principal issues of concern: (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 the creation of 200 or more residential units and 200,000 or more square feet (sf) of commercial space, and would have the potential to result in indirect residential and business displacement. Therefore, the EIS will include an analysis of the proposed actions effects on socioeconomic conditions.

Indirect Residential Displacement

The concern with respect to indirect residential displacement is whether a proposed action—by introducing substantial new development that is markedly different from existing uses, development, and activities within the neighborhood—could lead to increases in property values, and thus rents, making it difficult for some residents to afford their homes. Based on 2006-2010 American Community Survey data, the 2006-2010 median household income for the Roosevelt Island study area was $67,854 (in 2011 dollars).

The proposed project would also add 798 units of faculty housing and 296 units of student housing. It is possible that household incomes of the faculty housing units would be higher than the median household income of the existing population in the study area. As it is possible that the expected average incomes of the new faculty population and the population in the new market-rate units could exceed the average incomes of the study area population, a preliminary assessment of indirect residential displacement is warranted.

Indirect Business Displacement

The concern with respect to indirect business and institutional displacement is whether a proposed project could lead to increases in property values, and thus rents, making it difficult for some businesses or institutions to remain in the area. The proposed project would introduce up to 640,000 square feet of commercial space, including 500,000 sf of commercial space for partner research and development in related industries, and a 225-room hotel with conference facilities. The 640,000 square feet of new commercial uses that would be introduced by the proposed project is above the 200,000-square-foot commercial threshold in CEQR guidance 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.

Although there is currently a hospital on the project site, it will be relocated regardless of the proposed actions, and the Goldwater Memorial Hospital site will be delivered unused and vacant. Therefore, in terms of direct effects, the proposed actions would not result in direct displacement of public schools,

libraries, child care centers, health care facilities, or police or fire facilities, and no further analysis of direct effects on these facilities is warranted.

The proposed actions would introduce up to 1,094 residential units, 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. No affordable housing units would be provided under the proposed actions, and therefore, an assessment of child care impacts is not warranted. 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." Therefore, the proposed actions would not have the potential to result in any significant adverse impacts due to indirect effects to public high schools, child care facilities, 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 libraries. Therefore, an assessment of potential effects on these community facilities will be provided in the DEIS.

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 proposed actions would not directly affect any existing open space resources, and therefore, an analysis of direct effects is not warranted. 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 EIS that determines whether the proposed actions would result in a decrease in the open space ratio of more than 5 percent. This assessment will take into account the 7.5 acres of publicly accessible open space with passive and active features that will be created by the proposed actions (3.6 acres of which would be created by 2018), and any changes in background open space conditions, including the completion of nearby Four Freedoms Park, in 2014.

QUESTION 5/SHADOWS

As described in the EAS, new buildings would be developed on the project site pursuant to the proposed actions. The design plans for these buildings have not yet been finalized, but the buildings could affect nearby sunlight-sensitive resources, including the East River, South Point Park, and Four Freedoms Park to be completed in 2014. Therefore, a shadows assessment will be included in the EIS to determine the extent, duration, and effects of any potential new shadow on any sunlight-sensitive resources. If the preliminary screening assessment cannot eliminate the possibility of new shadows reaching sunlight-sensitive resources, a detailed analysis will be performed. The shadows analysis will consider the effects of the proposed buildings on the 7.5 acres of new publicly accessible open space that would be created by the proposed actions. However, effects on project-generated open space are not considered significant adverse impacts, according to the *CEQR Technical Manual*.

QUESTION 6/HISTORIC AND CULTURAL RESOURCES

Architectural resources located within 400 feet of the project site include the Ed Koch Queensboro Bridge to the north of the project site which is listed on the State/National Registers of Historic Places (S/NR) and is a designated New York City Landmark (NYCL). In addition, the Strecker Laboratory and ruins of the Smallpox Hospital, located south of the project site, are both S/NR-listed and designated NYCLs. The proposed project would also entail subsurface excavation, which could affect archaeological resources, if present. Therefore, the EIS will include a detailed analysis of historic and cultural resources.

QUESTION 7/URBAN DESIGN AND VISUAL RESOURCES

According to the methodologies of the *CEQR Technical Manual*, if a project requires actions that would result in physical changes to a project site beyond those allowable by existing zoning and which could be observed by a pedestrian from street level, an assessment of urban design and visual resources should be prepared. The proposed actions would result in the redevelopment of the project site, and would result in physical changes to the project site beyond the bulk and form permitted as-of-right. The proposed actions would require a rezoning as well as a zoning text amendment to establish special bulk and other controls for the project site. Since the overall change to the pedestrian experience would be substantial, a detailed analysis of urban design and visual resources will be conducted in the EIS.

QUESTION 8/NATURAL RESOURCES

The *CEQR Technical Manual* defines natural resources as "(1) the City's biodiversity (plants, wildlife and other organisms); (2) any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and (3) any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability."

The project site is currently occupied by Goldwater Memorial Hospital and some additional land and is separated from the East River, a natural resource, by roadways and an esplanade that follows the Island's perimeter. A natural resources assessment will be conducted in the EIS that will identify any additional natural resources, including littoral zone tidal wetlands, floodplains, and terrestrial habitats and biota including rare, special concern, threatened and endangered species and special habitat areas. Natural resources impacts to be discussed would include direct or indirect impacts on aquatic resources or water quality due to the discharge of stormwater from the project site, and direct or indirect impacts on terrestrial resources of the Island due to removal or enhancement of existing trees and other vegetated areas, and other impacts.

QUESTION 9/HAZARDOUS MATERIALS

Phase I and Phase II Environmental Site Assessments have been completed for the Goldwater Memorial Hospital site. The EIS will address the potential presence of hazardous materials on the project site. The EIS will summarize the Phase I and Phase II assessments, and will include any necessary recommendations for additional testing or other activities that would be required either prior to or during demolition, construction and/or operation of the project, including a discussion of any necessary remedial or related measures. The EIS will include a general discussion of the health and safety measures that would be implemented during project construction. The appropriate remediation measures specific to the proposed end use of the site will be provided in the EIS, as appropriate.

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.

For the proposed actions, an analysis of water supply is not warranted because the project would not result in a demand of more than 1 million gallons per day, nor is it located in an area that experiences low water pressure. Based on Table 13-2 of the *CEQR Technical Manual*, the proposed actions are expected to consume approximately 376,000 gallons of water per day (gpd) by 2038.

An analysis of the project's effects on wastewater and stormwater infrastructure is warranted because the project would exceed the *CEQR Technical Manual* threshold of 100 residential units or 100,000 square

feet of commercial use in a separately sewered area zoned R7. Therefore, a wastewater and stormwater analysis will be conducted in the EIS.

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 approximately 41 tons of waste per week by 2038. As the waste generated by the proposed actions would be under 50 tons per week, the proposed actions would not result in a significant adverse impact. However, the EIS will include a discussion of: refuse and recyclable storage; method of refuse disposal; and project features that enhance recycling.

QUESTION 12/ENERGY

The proposed actions would not affect the transmission or off-site generation of energy, and therefore, is not expected to result in any significant adverse energy impacts. Based on Table 15-1 of the *CEQR Technical Manual*, the proposed project is expected to consume 162,234 million BTUs per year. For informational purposes, the EIS will include the projected amount of energy that the proposed development would consume during operation. However, the proposed project may include a number of measures to reduce energy consumption, including the potential use of solar panels, geothermal energy, cogeneration, or other measures. These will be discussed in the EIS.

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 development is expected to exceed those CEQR thresholds, a detailed transportation analysis is warranted and will be included in the EIS for two analysis years: 2018 and 2038.

QUESTION 14/AIR QUALITY

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

The proposed actions are anticipated to exceed the *CEQR Technical Manual* mobile source screening threshold of 170 new vehicle trips during a peak traffic hour at certain intersections. The proposed actions are also anticipated to exceed the particulate matter (PM) emission screening thresholds discussed in Chapter 17, Sections 210 and 311 of the *CEQR Technical Manual.* In addition, the proposed actions will include on-site parking. Therefore, the EIS will include a mobile source analysis.

A stationary source analysis will be performed to assess emissions from fossil fuel-fired systems such as the proposed central energy plants.

QUESTION 15/GREENHOUSE GAS EMISSIONS

The *CEQR Technical Manual* notes that a GHG emissions assessment is typically conducted for projects undergoing an EIS that would result in development of 350,000 square feet or more, as well as certain smaller projects. The CornellNYC Tech project exceeds this threshold. Therefore, the EIS will include an analysis of GHG emissions. While the City's overall goal is to reduce GHG emissions by 30 percent below 2005 levels by 2030, individual project consistency is evaluated based on proximity to transit, on-site renewable power and distributed generation, efforts to reduce carbon fuel intensity or improve vehicle efficiency for project-generated vehicle trips, and other efforts to reduce the project's carbon footprint.

The EIS will discuss the elements of the project that would reduce energy use and GHG emissions and assess consistency with the City's GHG reduction goal.

QUESTION 16/NOISE

As noted in the *CEQR Technical Manual*, noise pollution in an urban area comes from many sources. Some sources are activities essential to the health, safety, and welfare of the city's inhabitants, such as noise from emergency vehicle sirens, garbage collection operations, and construction and maintenance equipment. Other sources, such as traffic, stem from the movement of people and goods, activities that are essential to the viability of the city as a place to live and do business. Although these and other noise-producing activities are necessary to a city, the noise they produce is undesirable. Urban noise detracts from the quality of the living environment and there is increasing evidence that excessive noise represents a threat to public health.

The proposed project would result in additional vehicle trips to and from the project area. The proposed project would also introduce new sensitive receptors in the vicinity of heavily trafficked roadways, including the Ed Koch Queensboro Bridge. The proposed project would introduce new sources of stationary noise onto Roosevelt Island that may have a direct line of site to existing nearby residential and institutional uses. Therefore, the EIS will include a noise analysis that examines the impact of ambient noise sources (e.g., the Ed Koch Queensboro Bridge traffic) on the proposed academic and residential uses, as well as the impacts of project-generated traffic on noise-sensitive land uses nearby.

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 EIS for that specific technical area.

QUESTION 18/NEIGHBORHOOD CHARACTER

The proposed CornellNYC Tech project represents a substantial change that could affect the character of the surrounding area, which includes primarily institutional, open space, and residential uses. Additionally, other technical areas that affect neighborhood character require the completion of a detailed analysis in the EIS, including: land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; and noise. Therefore, the EIS will include a neighborhood character analysis.

QUESTION 19/CONSTRUCTION

The proposed project would be constructed in phases over a period of 24 years; actual construction durations would be shorter. An analysis of construction impacts will be provided in the EIS and will qualitatively focus on transportation systems, air quality, noise, hazardous materials, historic resources, and natural resources and water quality.

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

IMPACT CATEGORY	Potential Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	Yes	
Socioeconomic Conditions	Yes	
Community Facilities and Services	Yes	
Open Space	Yes	
Shadows	Yes	
Historic and Cultural Resources	Yes	
Urban Design/Visual Resources	Yes	
Natural Resources	Yes	
Hazardous Materials	Yes	
Water and Sewer Infrastructure	Yes	
Solid Waste and Sanitation Services	Yes	
Energy	Yes	
Transportation	Yes	
Air Quality	Yes	
Greenhouse Gas Emissions	Yes	
Noise	Yes	
Public Health	Yes	
Neighborhood Character	Yes	
Construction Impacts	Yes	

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.

No

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.	**April 18, 2012**
NAME	SIGNATURE

☑ **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:

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