



**PART I: GENERAL INFORMATION**

PROJECT NAME **Memorial Sloan-Kettering Ambulatory Care Center; CUNY-Hunter College—Science and Health Professions Building**

|   |  |
|---|--|
| <b>1. Reference Numbers</b>   |  |
| CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)<br><b>13DME003M</b> | BSA REFERENCE NUMBER (If Applicable)   |
| ULURP REFERENCE NUMBER (If Applicable)                                    | OTHER REFERENCE NUMBER(S) (If Applicable)<br>(e.g., Legislative Intro, CAPA, etc.) |

|   |   |
|---|---|
| <b>2a. Lead Agency Information</b><br>NAME OF LEAD AGENCY<br><br><b>Office of the Deputy Mayor for Economic Development</b> | <b>2b. Applicant Information</b><br>NAME OF APPLICANT<br><b>Memorial Hospital for Cancer and Allied Diseases (Memorial) and City University of New York (CUNY-Hunter)</b> |
| NAME OF LEAD AGENCY CONTACT PERSON<br><b>Robert Kulikowski, Ph.D.—Assistant to the Mayor</b>                                | NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON<br><b>Shelly S. Friedman, Esq.—Friedman and Gotbaum LLP</b>  |
| ADDRESS<br><b>100 Gold Street, 2nd floor</b>  | ADDRESS<br><b>568 Broadway, Suite 505</b>   |
| CITY <b>New York</b> STATE <b>NY</b> ZIP <b>10038</b>   | CITY <b>New York</b> STATE <b>NY</b> ZIP <b>10012</b>   |
| TELEPHONE <b>212-788-9556</b> FAX <b>212-788-2491</b>   | TELEPHONE <b>(212) 925-4545</b> FAX <b>(212) 925-5199</b>   |
| EMAIL ADDRESS<br><b>rkulikowski@cityhall.nyc.gov</b>  | EMAIL ADDRESS<br><b>sfriedman@frigot.com</b>  |

**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): **6NYCRR 617.4(b)(6)(v) in a city, town or village having a population of more than 150,000 persons, a facility with more than 240,000 square feet of gross floor area.**

**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<br><b>524 East 74th Street</b>  | NEIGHBORHOOD NAME<br><b>Lenox Hill</b>                     |
| TAX BLOCK AND LOT<br><b>Block 1485, Lot 15</b>  | BOROUGH<br><b>Manhattan</b> COMMUNITY DISTRICT<br><b>8</b> |
| DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS<br><b>Adjacent to the FDR Drive between East 73rd and 74th Streets</b> |  |
| EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY<br><b>M3-2</b>                              | ZONING SECTIONAL MAP NO:<br><b>9a</b>                      |

**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.)  
**N/A.**

**5. REQUIRED ACTIONS OR APPROVALS** (check all that apply) See also page 1c

|   |   |  |   |
|---|---|--|---|
| <b>City Planning Commission:</b>  | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | <b>Board of Standards and Appeals:</b>   | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| <input type="checkbox"/> CITY MAP AMENDMENT   | <input type="checkbox"/> ZONING CERTIFICATION                       | <input type="checkbox"/> SPECIAL PERMIT  | EXPIRATION DATE MONTH DAY YEAR                                      |
| <input checked="" type="checkbox"/> ZONING MAP AMENDMENT  | <input type="checkbox"/> ZONING AUTHORIZATION                       | <input type="checkbox"/> VARIANCE (USE)  |   |
| <input checked="" type="checkbox"/> ZONING TEXT AMENDMENT   | <input type="checkbox"/> HOUSING PLAN & PROJECT                     | <input type="checkbox"/> VARIANCE (BULK) |   |
| <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 type="checkbox"/> UDAAP  | <input checked="" type="checkbox"/> DISPOSITION—REAL PROPERTY       |  |   |
| <input type="checkbox"/> REVOCABLE CONSENT  |   |  |   |
| ZONING SPECIAL PERMIT, SPECIFY TYPE <b>Section 74-74 et seq.) to allow waivers of yard, court and height and setback regulations.</b> | SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION                |  |   |
| <input type="checkbox"/> MODIFICATION OF  |   |  |   |
| <input type="checkbox"/> RENEWAL OF   |   |  |   |
| <input checked="" type="checkbox"/> OTHER <b>Special permit pursuant to new ZR section to allow 2.0 additional FAR.</b>               |   |  |   |

#### 4. PROJECT DESCRIPTION

In 2011, the New York City Economic Development Corporation (EDC), on behalf of the New York City Department of Sanitation (DSNY), issued an RFP for the redevelopment of a former DSNY garage site with the creation or expansion of a health care, education or scientific research facility. The site is located on the east end of the block bounded by York Avenue, Franklin Delano Roosevelt (FDR) Drive, and East 73rd and 74th Streets (Block 1485, Lot 15, the “project site”) on the Upper East Side of Manhattan (see Figure 1). Currently, the 66,111-square-foot City-owned site is largely vacant with standing remnants of the walls of the former garage structure. The western end of the site is occupied by a surface parking lot. East 74th Street, the northern border of the site, dead ends at a wall that divides it from the FDR Drive, and East 73rd Street, the southern border of the site, ends in an access lane to the southbound FDR Drive service road.

Memorial, an affiliate of Memorial Sloan-Kettering Cancer Center (MSK), and the City University of New York (CUNY-Hunter) partnered to respond to the RFP; MSK proposes to build a new ambulatory care center (MSK ACC) on the eastern portion of the project site, and CUNY proposes to build a Hunter College Science and Health Professions building (CUNY-Hunter Building) on the western portion of the project site (together, the “proposed project”). The proposed site plan would provide for the MSK ACC Building to be located through-block on the eastern portion of the site and the CUNY-Hunter building to be located through-block on the western portion of the site (see Figures 6a and 6b). East 74th Street would serve as the main entrance for both buildings and be improved with street trees for this role. In addition to pedestrian entrances for both buildings, the MSK ACC Building would have a lay-by lane where patients could be dropped off. It would also provide valet service leading to an accessory on-site parking garage with 200 to 225 parking spaces. The service entrances would be on East 73rd Street, and both are designed to allow trucks to maneuver inside the buildings. In addition, the MSK ACC Building would have two ambulance bays as well as a pedestrian staff entrance on East 73rd Street. The proposed buildings would be built to an overall FAR of 12.0 (or 793,332 square feet [sf] of zoning floor area [zfa]) with full lot coverage over the project site.

| Program/Building     | Proposed (gross square feet) |
|----------------------|------------------------------|
| MSK ACC Building     | 730,133                      |
| CUNY-Hunter Building | 362,655                      |
| Total                | 1,092,788                    |

In addition to the purposes and needs for each institution that are described below, both institutions believe that there would be significant operational synergies with neighboring healthcare and research institutions; these synergies would benefit the population of New York City as well as enhance the City’s position as a center of medical and academic excellence.

##### *MSK AMBULATORY CARE CENTER (MSK ACC)*

###### *Proposed MSK ACC Building*

The MSK ACC Building would have a gross floor area of 730,133 square feet and would stand 23 stories (approximately 450 feet) tall on a footprint of 39,667 square feet. It would contain state-of-the-art ambulatory care facilities, including clinics for dermatological, breast, and prostate cancers; consultation rooms; infusion rooms; medical/surgical clinic; interventional radiology clinic; bone marrow transplant clinic; academic offices; a pharmacy; and conference rooms as well as 200 to 225 parking spaces on the lower levels of the site for patients and visitors.

The anticipated daily population of the MSK ACC Building is as follows:

| MSK ACC             | Population (persons) |
|---------------------|----------------------|
| Staff               | 1,620                |
| Patients            | 1,335                |
| Visitors and Family | 2,670                |
| Total               | 5,625                |

### *MSK ACC Purpose and Need*

MSK is the world's oldest and largest private cancer treatment center. MSK has devoted more than a century to patient care as well as to innovative research, including the training of future generations of oncologists. It has made significant contributions to new and better therapies for the treatment of cancer.

In recent years, MSK has expanded with new construction and renovations designed to meet the growing needs of its patients and research programs. Aside from its main campus and satellite facilities on Manhattan's Upper East Side, MSK has developed a network of state-of-the-art outpatient cancer treatment facilities that bring expert care closer to patients living throughout the greater New York area.

The proposed MSK ACC Building would support two of the institution's strategic objectives. First, it would provide additional space to accommodate the anticipated growth in the number of patients, allowing MSK to continue to maintain a leadership role in the treatment and cure of cancer. Second, it would allow MSK to create an intensive outpatient environment that supports transfer of care from an inpatient to a more efficient ambulatory care setting. Keeping the site close to the main campus would allow for the appropriate coordination of care between out-patient clinical services and in-patient treatment, when needed.

Among the most important changes MSK anticipates in health care delivery is the transition to performing bone marrow transplants on an outpatient basis and the increased use of interventional radiology. In terms of bone marrow transplants, many hospitals have already moved to outpatient and hotel environments, enabling them to provide care at lower costs. It is unlikely that MSK's inpatient focused transplantation program will continue to be attractive to insurers with its heavy inpatient use and current cost structure.

In addition to enhancing access to clinical care, opening the MSK ACC Building would enable innovation, recruit talent, and offer financial sustainability for MSK.

### *CUNY—HUNTER COLLEGE SCIENCE AND HEALTH PROFESSIONS BUILDING*

#### *Proposed CUNY-Hunter Building*

The CUNY-Hunter Building would stand approximately 18 stories (approximately 340 feet) tall on a footprint of 26,444 square feet. In its gross floor area of 362,655 square feet, it would house teaching and research laboratories, classrooms, a learning center, a 350-seat lecture hall, faculty offices, and a vivarium.

With the proposed project it is anticipated that approximately 1,130 undergraduate students, 1,219 graduate students, 658 faculty and staff and 48 visitors would come to the CUNY-Hunter Building. The faculty and staff are divided into 153 faculty, 114 adjunct faculty, 209 research staff, and 71 support staff.

| <b>CUNY-Hunter Building</b> | <b>Population (persons)</b> |
|-----------------------------|-----------------------------|
| Undergraduate Students      | 1,130                       |
| Graduate Students           | 1,219                       |
| Faculty                     | 267                         |
| Staff                       | 280                         |
| Visitors                    | 48                          |
| <b>Total</b>                | <b>2,944</b>                |

In addition CUNY-Hunter expects that the 350-seat auditorium would be used by students from the main Hunter College campus at Lexington Avenue and East 68th Street.

#### *CUNY Hunter Purpose and Need*

CUNY is the nation's largest urban public university, comprising 24 institutions: 11 senior colleges, seven community colleges, the William E. Macaulay Honors College at CUNY, the Graduate School and University Center, the CUNY School of Law, the CUNY Graduate School of Journalism, the CUNY School of Professional Studies, and the CUNY School of Public Health. Serving more than 271,000 degree-credit students and nearly 270,000 continuing and professional education students, CUNY confers 35,000 degrees each year—more than 1.1 million associate, baccalaureate, masters, and doctoral degrees since 1967. CUNY plays a crucial role in the life and economy of the City and State and employs more than 39,000 faculty and staff. As of 2007, 54 percent of undergraduates and 46 percent of all college students in New York City were attending CUNY.

CUNY's history dates back to the formation of the Free Academy in 1847 by Townsend Harris. The Free Academy later became the City College of New York, the oldest institution among the CUNY colleges. From this grew a system of senior colleges, community colleges, as well as graduate schools and professional programs. CUNY was established in 1961 as the umbrella institution encompassing the municipal colleges and a new graduate school. Providing first-rate academic opportunities for students of all backgrounds has been CUNY's mission since its founding.

Hunter is the largest college in the CUNY system. Founded in 1870, it is also one of the oldest public colleges in the country. Currently, over 22,000 students attend Hunter, pursuing both undergraduate and graduate degrees in more than 170 different programs of study. Hunter College is famous for the diversity of its student body. For over 140 years, it has provided educational opportunities for women and minorities, and today, students from every walk of life and every corner of the world convene at Hunter.

Hunter is a proud leader in the sciences and medicine. Its professors win research grants in record amounts—more than \$31 million in 2010 alone. Its graduates—largely products of City high schools—go on to careers in health care and scientific research in extraordinary numbers, well above the national average.

To maintain and build on its excellence in science, advanced research, and the health professions, Hunter proposes to build a new Science and Health Professions building near its main campus on the Upper East Side of Manhattan. Currently, Hunter's basic sciences and health sciences are located at two different campuses. Basic sciences and advanced research are located on Hunter's main campus at East 68th Street and Lexington Avenue in facilities that date to 1939; and health sciences and nursing are located on East 25th Street and First Avenue in a physical plant inherited from Bellevue Hospital in 1967.<sup>1</sup> The proposed CUNY-Hunter Building would allow Hunter to consolidate its related Science and Health Professions programs under one roof in a state-of-the-art facility. It would provide professors and students with the modern classrooms, laboratories and cutting-edge equipment they need to continue pushing the frontiers of teaching and scientific research. As well, the facility will allow Hunter scientists and health professionals to maintain close ties with the Upper East Side's world-renowned medical and research institutions.

## **FUTURE WITHOUT THE PROPOSED ACTIONS**

In the future without the proposed actions, it is anticipated that no development would take place on the project site. It would remain largely vacant with a parking lot occupying the western edge of the site.

## **PROPOSED ACTIONS**

As described in greater detail below, the proposed project requires discretionary actions that include a disposition of City-owned property, a rezoning of the project site from M3-2 to C1-9, a zoning text amendment, a special permit pursuant to the zoning text amendment, and a special permit pursuant to the designation of the site as a Large Scale General Development (LSGD) for various bulk waivers. These actions are subject to the Uniform Land Use Review Procedure (ULURP) which requires City Environmental Quality Review (CEQR). In addition, it is likely that some portion of the funding for each building would be requested from the Dormitory

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<sup>1</sup> It is noted that this proposed project – the MSK Ambulatory Care Center and CUNY-Hunter College Science and Health Professions Building – is separate and independent from an anticipated proposal by DSNY to redevelop the Brookdale site on East 25th Street and First Avenue with a DSNY garage. According to DSNY, the Positive Declaration and Draft Scope of Work for the DSNY garage project are expected to be published in the fourth quarter of 2012. As such, each project will be subject to environmental review and a separate Environmental Impact Statement (EIS) will be appropriately prepared for each. There is no common purpose or goal for the two projects, one being a medical treatment building and a research/academic facility with the other being a DSNY garage. Because of this lack of common purpose it is not necessary for them to be completed at or around the same time. The former DSNY garage on East 73rd Street has already been demolished without regard to having a relocation site available. The two projects are approximately 2.5 miles (50 City blocks) apart and, therefore, not geographically near each other. No cumulative or synergistic impacts would be anticipated due to their physical separation and their dissimilarities of function. Each project belongs to a separate entity or entities – MSK and CUNY-Hunter at East 73rd Street and DSNY on East 25th Street. Overall the projects are separate and distinct and the approval of one would not commit the City to approving the other.

Authority of the State of New York (DASNY). The lead agency for the environmental review will be the Office of Deputy Mayor for Economic Development (ODMED), and it is expected that DASNY will be an involved agency. The proposed project would require the following actions:

- Disposition—The City of New York would dispose of the project site to the New York City Land Development Corporation, which would dispose to NYCEDC for subsequent disposition to Memorial and the City University Construction Fund (CUCF). CUCF is a public benefit corporation established by New York State to provide facilities for the CUNY and support the educational purposes of CUNY.
- Rezoning—The project site is presently zoned M3-2 that allows a maximum floor area ratio (FAR) of 2.0 (132,222 sf of zoning floor area) and a maximum base height of 60 feet before setting back. It prohibits all community facilities including ambulatory diagnostic and treatment centers and schools. The project site would be rezoned from M3-2 to C1-9 which would allow for an increase in the maximum FAR from 2.0 to 10.0 for community facilities (661,110 sf of zfa) with up to an additional FAR 2.0 (132,222 sf of zfa) through provision of a qualifying plaza. Ambulatory diagnostic and treatment centers and schools are permitted as-of-right in C1-9 districts. MSK would provide 200 to 225 as-of-right accessory parking spaces.
- Zoning text amendment—A text amendment would establish a new special permit that would allow up to an additional FAR 2.0 for support of off-site public improvements.
- New Special permit—Approval of the special permit established by the zoning text amendment would allow development of the project site to FAR 12.
- LSGD— Approval to develop the project site as a Large Scale General Development (LSGD) pursuant to ZRCNY Sec. 74-74 et seq. which would include special permits to waive yard, court and height and setback regulations.

## **OTHER AGENCY APPROVALS**

### *NEW YORK STATE DEPARTMENT OF HEALTH*

A Certificate of Need is required from the New York State Department of Health (DOH) for the proposed MSK ACC.

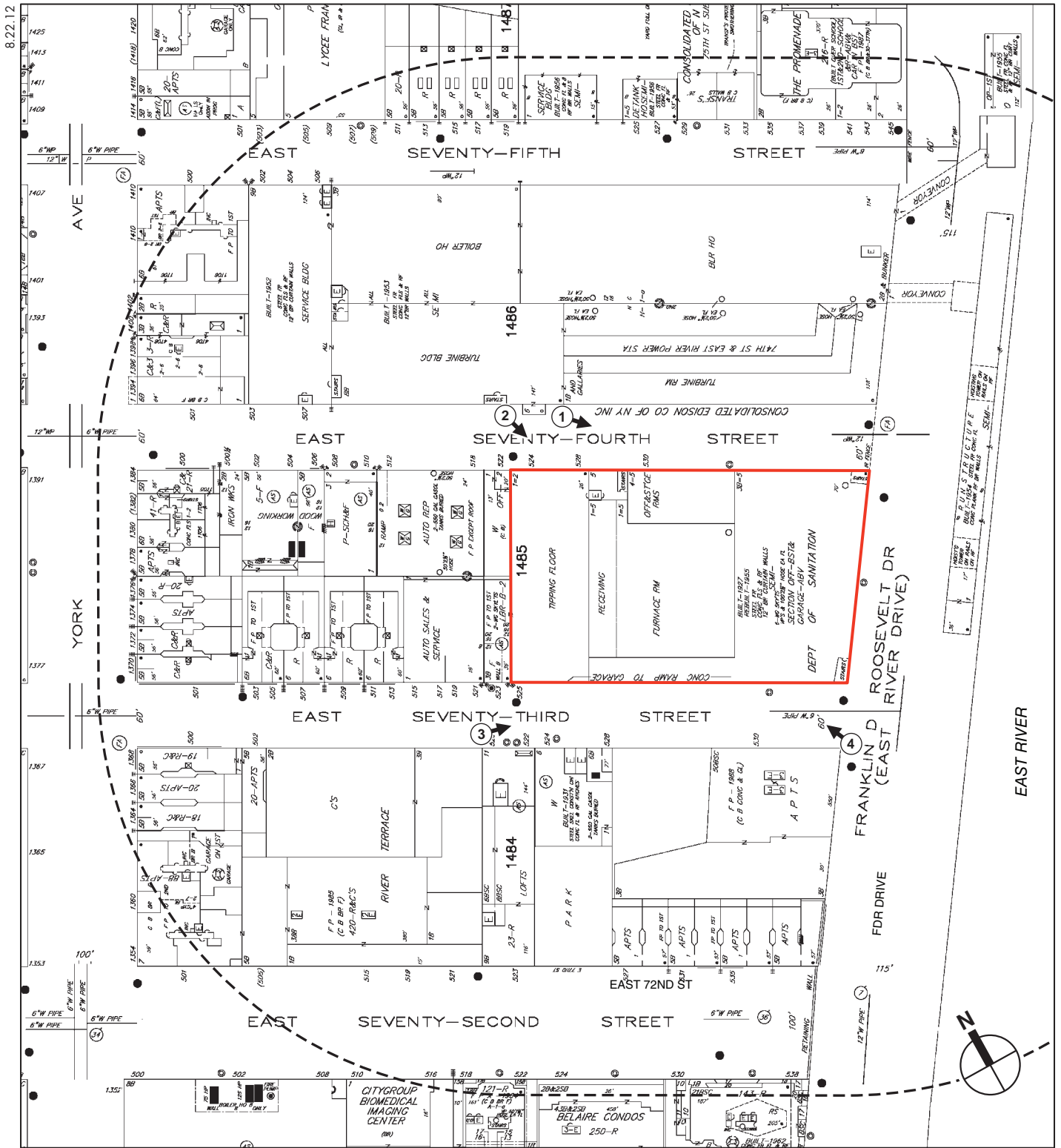
### *DORMITORY AUTHORITY OF THE STATE OF NEW YORK*

MSK may seek funding through DASNY. CUNY expects to use funding through DASNY. Therefore, DASNY would be an involved agency. For the purposes of SEQR, DASNY's proposed actions are Authorization of Issuance of Bonds and/or Authorization of the Expenditure of Bond's Proceeds.

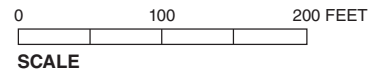
|  |   |
|--|---|
| <b>Department of Environmental Protection:</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>   |   |
| <b>Other City Approvals:</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>   |   |
| <input type="checkbox"/> LEGISLATION   | <input type="checkbox"/> RULEMAKING                                   |
| <input type="checkbox"/> FUNDING OF CONSTRUCTION; SPECIFY  | <input checked="" type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES |
| <input type="checkbox"/> POLICY OR PLAN; SPECIFY   | <input type="checkbox"/> FUNDING OR PROGRAMS; SPECIFY                 |
| <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL (not subject to CEQR)  | <input type="checkbox"/> PERMITS; SPECIFY                             |
| <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 (OCMD) (not subject to CEQR)   |   |
| <b>6. State or Federal Actions/Approvals/Funding:</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> IF "YES," IDENTIFY   |   |
| <b>Funding from the Dormitory Authority of the State of New York (DASNY)<br/>Certificate of Need from the New York State Department of Health (NYSDOH)</b>   |   |
| <b>7. Site Description:</b> 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.  |   |
| <b>GRAPHICS</b> 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 7. |   |
| <input checked="" type="checkbox"/> Site location map  | <input checked="" type="checkbox"/> Zoning map                        |
| <input checked="" type="checkbox"/> Sanborn or other land use map  | <input checked="" type="checkbox"/> Tax map                           |
| <input checked="" type="checkbox"/> Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map   |   |
| <input type="checkbox"/> For large areas or multiple sites, a GIS shape file that defines the project sites  |   |
| <b>PHYSICAL SETTING</b> (both developed and undeveloped areas)   |   |
| Total directly affected area (sq. ft.):<br><b>66,111</b>   | Type of waterbody and surface area (sq. ft.):<br><b>0</b>             |
| Roads, building and other paved surfaces (sq. ft.):<br><b>66,111 (site is covered by largely demolished structure)</b>   |   |
| Other, describe (sq. ft.): <b>0</b>  |   |
| <b>8. Physical Dimensions and Scale of Project</b> (if the project affects multiple sites, provide the total development below facilitated by the action)  |   |
| Size of project to be developed: <b>1,092,788</b> (gross sq. ft.)  |   |
| Does the proposed project involve changes in zoning on one or more sites? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>  |   |
| If 'Yes,' identify the total square feet owned or controlled by the applicant: <b>66,111</b> Total square feet of non-applicant owned development: <b>0</b>  |   |
| Does the proposed project involve in-ground excavation or subsurface disturbance, including but not limited to foundation work, pilings, utility lines, or grading? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>  |   |
| If 'Yes,' indicate the estimated area and volume dimensions of subsurface disturbance (if known):  |   |
| Area: <b>66,111</b> sq. ft. (width x length)   | Volume: <b>±2 million</b> cubic feet (width x length x depth)         |
| Does the proposed project increase the population of residents and/or on-site workers? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Number of additional residents? <b>0</b> Number of additional workers? <b>2,167</b>   |   |
| Provide a brief explanation of how these numbers were determined:<br><b>Worker populations including faculty and staff (excluding students, patients, and visitors), shown in greater detail on pages 1b and 1c provided by MSK and CUNY-Hunter. The proposed project would not include residential uses and would not generate any new residents.</b>   |   |
| Does the project create new open space? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If Yes: (sq. ft)   |   |
| Using Table 14-1, estimate the project's projected operation solid waste generation, if applicable: <b>±75,000<sup>1</sup></b> (pounds per week)   |   |
| Using energy modeling or Table 15-1, estimate the project's projected energy use: <b>274.0</b> (annual MBTUs)  |   |
| <b>9. Analysis Year CEQR Technical Manual, Chapter 2</b>   |   |
| ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL):<br><b>2019<sup>2</sup></b>   | ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:<br><b>55</b>            |
| WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> IF MULTIPLE PHASES, HOW MANY PHASES:   |   |
| BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:   |   |
| <b>10. What is the Predominant Land Use in Vicinity of Project?</b> (Check all that apply)   |   |
| <input checked="" type="checkbox"/> RESIDENTIAL  | <input checked="" type="checkbox"/> MANUFACTURING                     |
| <input checked="" type="checkbox"/> COMMERCIAL   | <input type="checkbox"/> PARK/FOREST/OPEN SPACE                       |
| <input checked="" type="checkbox"/> OTHER, Describe: <b>Transportation and Utility, Institutional, Parking</b>   |   |

<sup>1</sup> Based on a commercial rate of 13 pounds per week per employee for MSK ACC and 1 pound per week per student for CUNY-Hunter, as shown in CEQR Technical Manual 14-1; rates conservatively applied for total daily population for MSK and CUNY-Hunter, shown on pages 1a and 1b.

<sup>2</sup> Construction schedule of the CUNY-Hunter building is subject to funding.



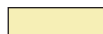
- Project Site Boundary
- - - Study Area Boundary (400-Foot Perimeter)
- ① ➔ Photograph View Direction and Reference Number





— Project Site Boundary

- - - Study Area Boundary (400-Foot Perimeter)



Residential



Residential with Commercial Below



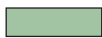
Commercial and Office Buildings



Transportation and Utility



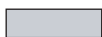
Public Facilities and Institutions



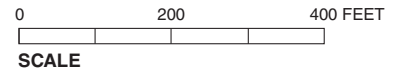
Open Space and Outdoor Recreation



Parking Facilities



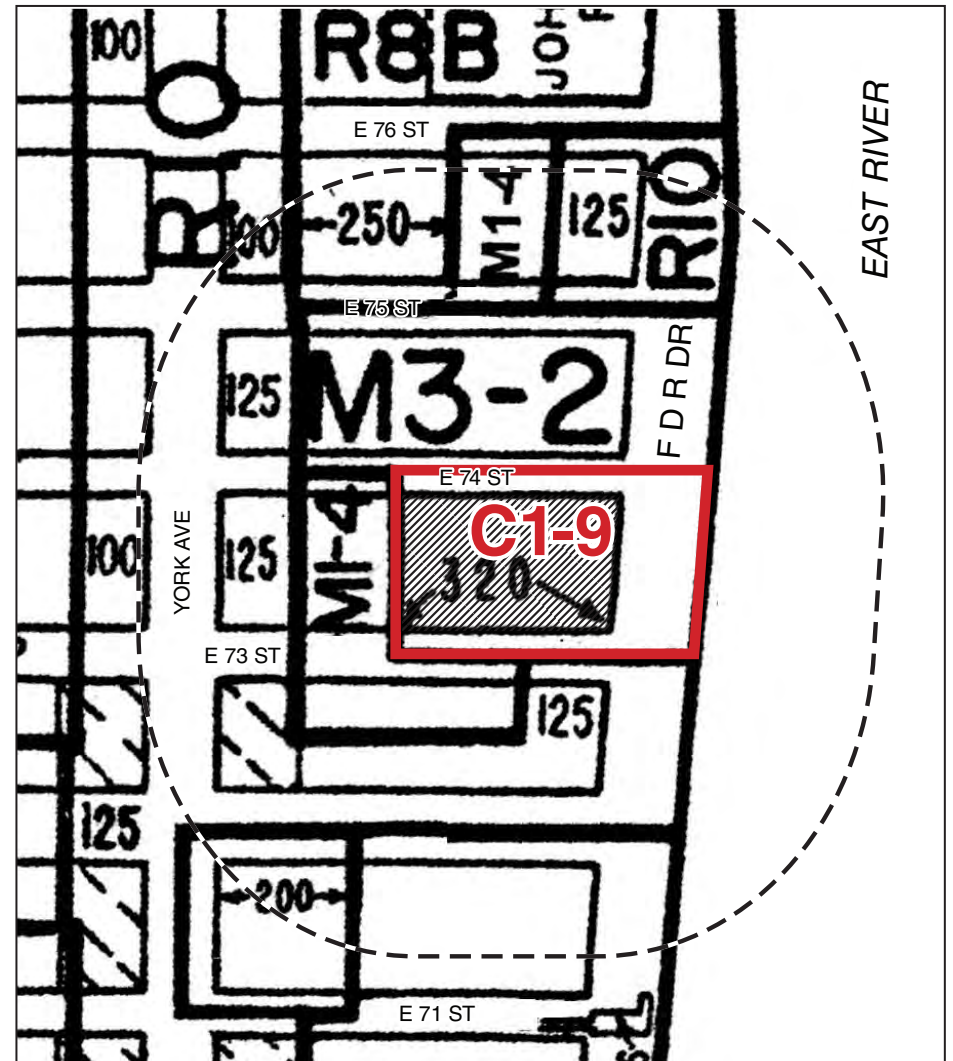
Vacant Land



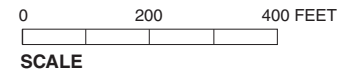


Existing

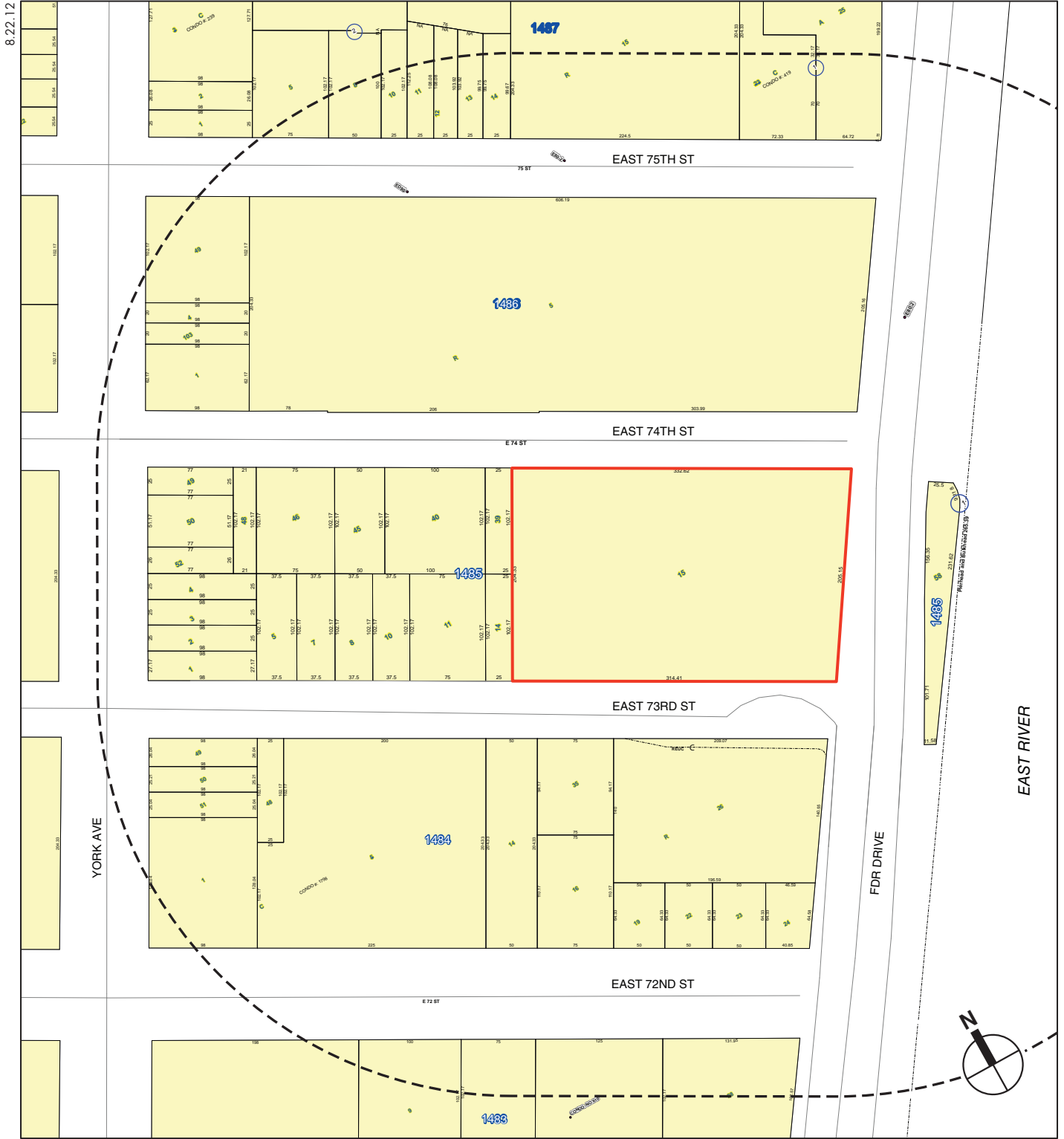
Proposed



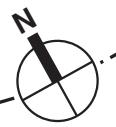
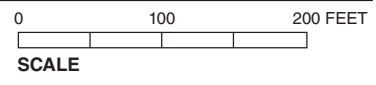
-  Project Site
-  Zoning District Boundary
-  Study Area Boundary (400-Foot Perimeter)
-  C1-5 Overlay
-  Proposed Zoning District Boundary



Existing and Proposed Zoning  
Figure 3



- Project Site Boundary
- - - Study Area Boundary (400-Foot Perimeter)
- 1435 Block Number
- Lot Number





View southeast of project site from East 74th Street 1



View south of project site from East 74th Street 2



View northeast of project site from East 73rd Street 3

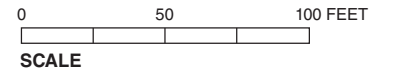


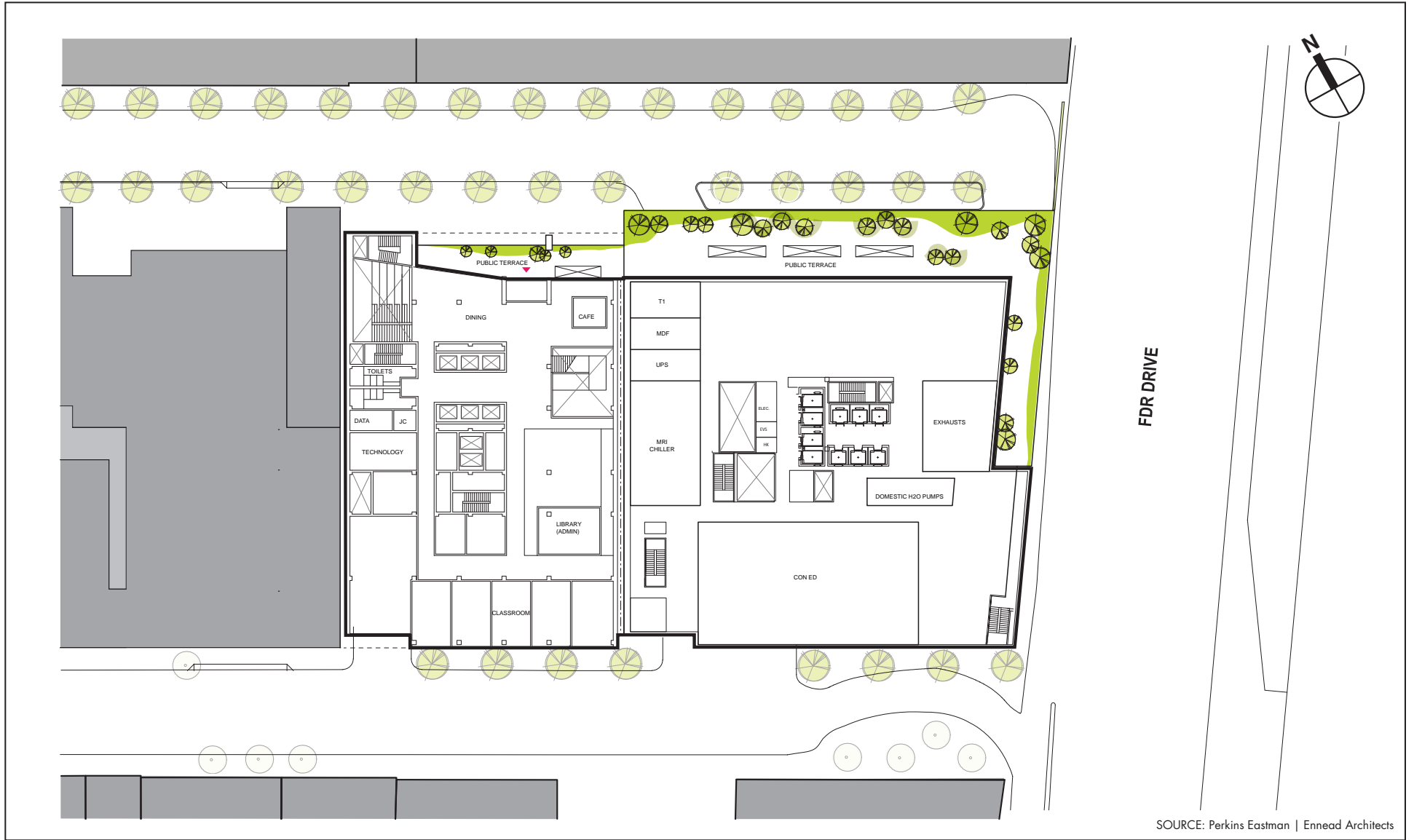
View northwest of project site from East 73rd Street 4



For Illustrative Purposes Only

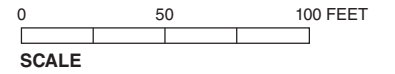
SOURCE: Perkins Eastman | Ennead Architects

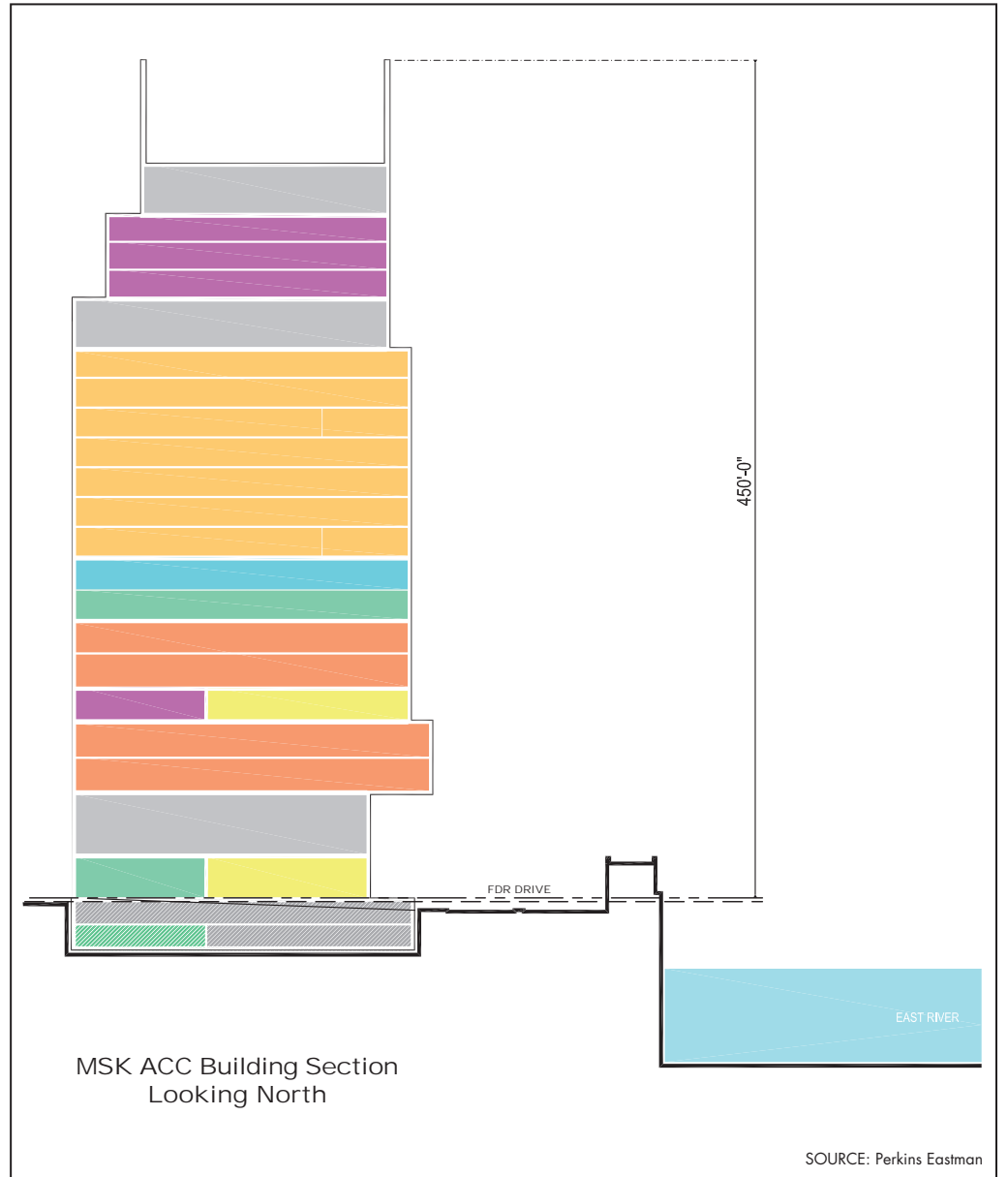
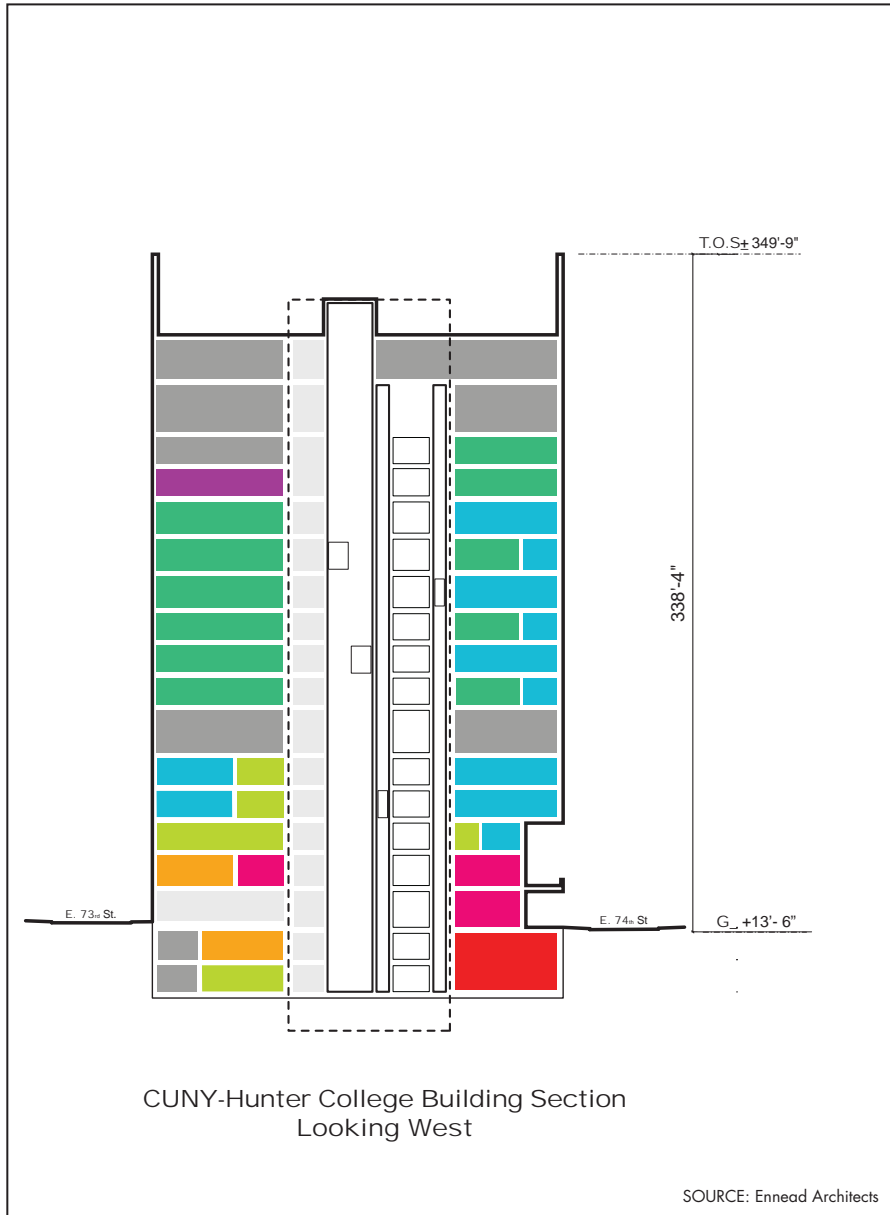




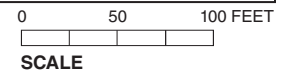
For Illustrative Purposes Only

SOURCE: Perkins Eastman | Ennead Architects





For Illustrative Purposes Only



**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<br>CONDITION   | NO-ACTION<br>CONDITION  | WITH-ACTION<br>CONDITION  | INCREMENT          |
|--|---|---|---|--------------------|
| <b>Land Use</b>  |   |   |   |                    |
| <b>Residential</b>   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |                    |
| If yes, specify the following  |   |   |   |                    |
| No. of dwelling units  |   |   |   |                    |
| No. of low- to moderate-income units   |   |   |   |                    |
| No. of stories   |   |   |   |                    |
| Gross Floor Area (sq. ft.)   |   |   |   |                    |
| Describe Type of Residential Structures  |   |   |   |                    |
| <b>Commercial</b>  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |                    |
| If yes, specify the following:   |   |   |   |                    |
| Describe type (retail, office, other)  |   |   |   |                    |
| No. of bldgs   |   |   |   |                    |
| GFA of each bldg (sq. ft.)   |   |   |   |                    |
| <b>Manufacturing/Industrial</b>  | 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  |   |   |   |                    |
| <b>Community Facility</b>  | 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 the following  |   |   |   |                    |
| Type   |   |   | <b>1 Ambulatory Care Center; 1 College Building</b>                 |                    |
| No. of bldgs   | <b>0</b>  | <b>0</b>  | <b>2</b>  | <b>2 buildings</b> |
| GFA of each bldg (sq. ft.)   | <b>0</b>  | <b>0</b>  | <b>730,133; 332,655</b>   | <b>±1,092,788</b>  |
| No. of stories of each bldg  | <b>0</b>  | <b>0</b>  | <b>23; 18</b>   | <b>23; 18</b>      |
| Height of each bldg  |   |   | <b>±450; ±340</b>   | <b>±450; ±340</b>  |
| <b>Vacant Land</b>   | 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, describe   | <b>Vacant site w/remnant walls of former building</b>               | <b>Vacant site w/remnant walls of former building</b>               |   |                    |
| <b>Publicly Accessible Open Space</b>  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |                    |
| If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other) |   |   |   |                    |
| <b>Other Land Use</b>  | 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   |   |   |   |                    |
| <b>Parking</b>   |   |   |   |                    |
| <b>Garages</b>   | 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 the following:   |   |   |   |                    |
| No. of public spaces   |   |   | <b>0</b>  | <b>0</b>           |
| No. of accessory spaces  |   |   | <b>200 to 225</b>   | <b>200 to 225</b>  |
| Operating hours  |   |   | <b>5AM-11PM</b>   |                    |
| Attended or non-attended   |   |   | <b>Attended</b>   |                    |



|  | EXISTING CONDITION  | NO-ACTION CONDITION   | WITH-ACTION CONDITION  | INCREMENT   |
|--|---|---|--|---|
| <b>Parking (continued)</b>   |   |   |  |   |
| <b>Lots</b>  | 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   | 128   | 128   | 0  | -128  |
| No. of accessory spaces  |   |   |  |   |
| Operating hours  | 24 hours, 7 days  | 24 hours, 7 days  |  |   |
| <b>Other (includes street parking)</b>   | 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   |   |   |  |   |
| <b>Storage Tanks</b>   |   |   |  |   |
| <b>Storage Tanks</b>   | 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:   |   |   |  |   |
| 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 checked="" type="checkbox"/>  |   |
| Oil storage facility:  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                       | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                       | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  |   |
| Other; identify: <b>fueling and heating</b>  | 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 to any of the above, describe:  |   |   |  |   |
| Number of tanks  | 11 Closed-in-Place  | 11 Closed-in-Place  | 3 aboveground fuel-oil tanks   |   |
| Size of tanks  | 550 – 4,000 gallons   | 550 – 4,000 gallons   | One 15,000-gallon; others TBD  |   |
| Location of tanks  | Underground   | Underground   | Cellar or lowest level   |   |
| Depth of tanks   | 3 to 5 feet below grade   | 3 to 5 feet below grade   | N/A  |   |
| Most recent FDNY inspection date   | N/A   | N/A   | N/A  |   |
| <b>Population</b>  |   |   |  |   |
| <b>Residents</b>   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                       | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                       | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  |   |
| If any, specify number   |   |   |  |   |
| Briefly explain how the number of residents was calculated   |   |   |  |   |
| <b>Businesses</b>  | 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   | 1 surface parking lot   | 1 surface parking lot   | 1 ambulatory care building; 1 college building   | 1 ambulatory care building; 1 college building  |
| No. and type of workers by business  | Up to 10  | Up to 10  | 1,620; 547   | +2,167  |
| No. and type of non-residents who are not workers  |   |   | 1,335 patients and 2,670 visitors/family; 1,130 undergraduate and 1,219 graduate students and 48 visitors                            | 1,335 patients and 2,670 visitors/family; 1,130 undergraduate and 1,219 graduate students and 48 visitors |
| Briefly explain how the number of businesses was calculated  | Site visit; NYCEDC  |   |  |   |
| <b>Zoning*</b>   |   |   |  |   |
| Zoning classification  | M3-2  | M3-2  | C1-9   |   |
| Maximum amount of floor area that can be developed (in terms of bulk)  | Manufacturing or Commercial: 66,111 sf lot area X 2.0 FAR = 132,222 sf                    | Manufacturing or Commercial: 66,111 sf lot area X 2.0 FAR = 132,222 sf                    | Residential or Community Facility: 66,111 sf lot area X 10.0 FAR = 661,110 sf; Commercial: 61,111 sf lot area X 2.0 FAR = 132,222 sf |   |
| Predominant land use and zoning classification within a 0.25-radius of proposed project  | Manufacturing M3-2, M1-4; Residential R8, R8B, R9, R10, R10A; Commercial C1-9, C2-8, C5-2 | Manufacturing M3-2, M1-4; Residential R8, R8B, R9, R10, R10A; Commercial C1-9, C2-8, C5-2 | Manufacturing M3-2, M1-4; Residential R8, R8B, R9, R10, R10A; Commercial C1-9, C2-8, C5-2  |   |
| Attach any additional information as may be needed to describe the project.  |   |   |  |   |
| If your project involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include the total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site. |   |   |  |   |

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

**PART II: TECHNICAL ANALYSES**

**INSTRUCTIONS:** For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the *CEQR Technical Manual*. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the 'NO' box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the 'YES' box.
- For each 'Yes' response, answer the subsequent questions for that technical area and consult the relevant chapter of the *CEQR Technical Manual* for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether the potential for significant impacts exists. Please note that a 'Yes' answer does not mean that 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 |
|-----|----|

|  |   |   |
|--|---|---|
| <b>1. LAND USE, ZONING AND PUBLIC POLICY: CEQR Technical Manual, Chapter 4 See Draft EIS Scope of Work</b> |   |   |
| (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.   | ✓ |
| <b>2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual, Chapter 5 See page 9a</b>                           |   |   |
| (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.                |   |
| <b>(1) Direct Residential Displacement</b>   |   |   |
|  | 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?   |   |
| <b>(2) Indirect Residential Displacement</b>   |   |   |
|  | Would the expected average incomes of the new population exceed the average incomes of the study area populations?  |   |
|  | If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions?  |   |
|  | If 'Yes,' would the study area have a significant number of unprotected rental units?   |   |
|  | Would more than 10 percent of all the housing units be renter-occupied and unprotected?   |   |
|  | Or, would more than 5 percent of all the housing units be renter-occupied and unprotected where no readily observable trend toward increasing rents and new market rate development exists within the study area?                                     |   |

|  |  | YES | NO |
|--|--|-----|----|
| <b>(3) Direct Business Displacement</b>  |  |     |    |
| 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?   |  |     |    |
| <b>(4) Indirect Business Displacement</b>  |  |     |    |
| Would the project potentially introduce trends that make it difficult for businesses to remain in the area?  |  |     |    |
| Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated as a result, potential resulting in vacancies and disinvestment on neighborhood commercial streets?           |  |     |    |
| <b>(5) Effects on Industry</b>   |  |     |    |
| 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?   |  |     |    |
| <b>3. COMMUNITY FACILITIES: CEQR Technical Manual, Chapter 6 See page 9a</b>   |  |     |    |
| <b>(a)</b> 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>(b)</b> Would the project exceed any of the thresholds outlines in Table 6-1 in Chapter 6?  |  |     | ✓  |
| <b>(c)</b> If 'No' was checked above, the remaining questions in this technical area do not need to be answered.<br>If 'Yes' was checked, attach supporting information to answer the following, if applicable.  |  |     |    |
| <b>(1) Child Care Centers</b>  |  |     |    |
| 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?  |  |     |    |
| If 'Yes,' would the project increase the collective utilization rate by 5 percent from the No-Action scenario?   |  |     |    |
| <b>(2) Libraries</b>   |  |     |    |
| 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?   |  |     |    |
| <b>(3) Public Schools</b>  |  |     |    |
| Would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 105 percent?  |  |     |    |
| If 'Yes,' would the project increase this collective utilization rate by 5 percent from the No-Action scenario?  |  |     |    |
| <b>(4) Health Care Facilities</b>  |  |     |    |
| Would the project affect the operation of health care facilities in the area?  |  |     |    |
| <b>(5) Fire and Police Protection</b>  |  |     |    |
| Would the project affect the operation of fire or police protection in the area?   |  |     |    |
| <b>4. OPEN SPACE: CEQR Technical Manual, Chapter 7 See Draft EIS Scope of Work</b>   |  |     |    |
| <b>(a)</b> Would the project change or eliminate existing open space?  |  |     | ✓  |
| <b>(b)</b> Is the project located within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?  |  | ✓   |    |
| <b>(c)</b> If 'Yes,' would the proposed project generate more than 50 additional residents or 125 additional employees?  |  | ✓   |    |
| <b>(d)</b> Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?   |  |     |    |
| <b>(e)</b> If 'Yes,' would the project generate more than 350 additional residents or 750 additional employees?  |  |     |    |
| <b>(f)</b> 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?  |  |     |    |
| <b>(g)</b> 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%? <b>To be determined</b>   |  |     |    |
| • If the project site is within an underserved area, is the decrease in open space between 1% and 5%? <b>To be determined</b>  |  |     |    |
| • If 'Yes,' are there qualitative considerations, such as the quality of open space, that need to be considered? <b>To be determined</b>   |  |     |    |

|   | YES | NO |
|---|-----|----|
| <b>5. SHADOWS: <i>CEQR Technical Manual, Chapter 8. See Draft EIS Scope of Work</i></b>   |     |    |
| (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.   |     |    |
| <b>6. HISTORIC AND CULTURAL RESOURCES: <i>CEQR Technical Manual, Chapter 9 See Draft EIS Scope of Work</i></b>  |     |    |
| (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?<br>If "Yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources. |     | ✓  |
| <b>7. URBAN DESIGN AND VISUAL RESOURCES: <i>CEQR Technical Manual, Chapter 10 See Draft EIS Scope of Work</i></b>   |     |    |
| (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 questions above, please provide the information requested in Chapter 10.  |     |    |
| <b>8. NATURAL RESOURCES: <i>CEQR Technical Manual, Chapter 11 See page 9a</i></b>   |     |    |
| (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.  |     | ✓  |
| <b>9. HAZARDOUS MATERIALS: <i>CEQR Technical Manual, Chapter 12 See Draft EIS Scope of Work</i></b>   |     |    |
| (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?<br>Has a Phase I Environmental Site Assessment been performed for the site?  | ✓   |    |
| (h) If 'Yes,' were RECs identified? Briefly identify: <b>Historic uses on site include coal yard, plant and garage facility, former fueling facility. Previous studies indicate history of above and underground storage tanks and documented spills. Remedial activities have been implemented since 2000.</b>   | ✓   |    |
| (i) Based on a Phase I Assessment, is a Phase II Assessment needed?   | ✓   |    |
| <b>10. WATER AND SEWER INFRASTRUCTURE: <i>CEQR Technical Manual, Chapter 13 See Draft EIS Scope of Work</i></b>   |     |    |
| (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 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?   | ✓   |    |
| (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?  |     | ✓  |
| (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 sewered 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 attached supporting documentation.   |     |    |

|   | YES | NO |
|---|-----|----|
| <b>11. SOLID WASTE AND SANITATION: CEQR Technical Manual, Chapter 14 See page 9a</b>  |     |    |
| (a) Would the proposed project have the potential to generate 100,000 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?   |     | ✓  |
| <b>12. ENERGY: CEQR Technical Manual, Chapter 15 See page 9a</b>  |     |    |
| (a) Would the proposed project affect the transmission or generation of energy?   |     | ✓  |
| <b>13. TRANSPORTATION: CEQR Technical Manual, Chapter 16 See Draft EIS Scope of Work</b>  |     |    |
| (a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?   | ✓   |    |
| (b) If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:   |     |    |
| (1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?<br>If "Yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection?<br>**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. | ✓   |    |
| (2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?<br>If "Yes," would the proposed project result per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?   | ✓   |    |
| (3) Would the proposed project result in more than 200 pedestrian trips per project peak hour?<br>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?   | ✓   |    |
| <b>14. AIR QUALITY: CEQR Technical Manual, Chapter 17 See Draft EIS Scope of Work</b>   |     |    |
| (a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?<br><i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?  | ✓   |    |
| (b) If "Yes," would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph? (attach graph as needed)   | ✓   |    |
| (c) Does the proposed project involve multiple buildings on the project site?   | ✓   |    |
| (d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?   |     | ✓  |
| (e) Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?  |     | ✓  |
| (f) If "Yes," conduct the appropriate analyses and attach any supporting documentation.   |     |    |
| <b>15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual, Chapter 18 See Draft EIS Scope of Work</b>  |     |    |
| (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:<br>Would the project be consistent with the City's GHG reduction goal?   |     |    |
| <b>16. NOISE: CEQR Technical Manual, Chapter 19 See Draft EIS Scope of Work</b>   |     |    |
| (a) Would the proposed project generate or reroute the 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 sight 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. <b>See Draft EIS Scope of Work</b>  |     |    |
| <b>17. PUBLIC HEALTH: CEQR Technical Manual, Chapter 20 See Draft EIS Scope of Work</b>   |     |    |
| (a) Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20?  | ✓   |    |
| <b>18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual, Chapter 21 See Draft EIS Scope of Work</b>  |     |    |
| (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.  |     |    |

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

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; <sup>1</sup>  |   | ✓ |
| • 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.  |   | ✓ |

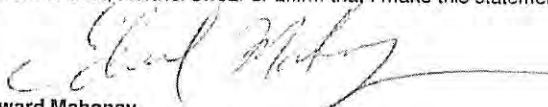
If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent or any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.

See Draft EIS Scope of Work

**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

  
Edward Mahoney  
Vice President, Facilities Management

Memorial Sloan-Kettering Cancer Center

of

  
Iris Weinshall  
Vice Chancellor for Facilities Planning, Construction, and Management

The City University of New York

APPLICANT/SPONSOR

NAME OF THE ENTITY OR OWNER

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

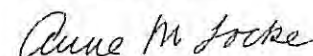
Check if prepared by:  APPLICANT/REPRESENTATIVE

or  LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

Anne M. Locke, Chief Operating Officer—AKRF, Inc.

LEAD AGENCY REPRESENTATIVE NAME:

APPLICANT/SPONSOR NAME:



October 1, 2012

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.**

<sup>1</sup> While the project site is located adjacent to the FDR Drive, the Drive is not accessible from either East 73rd or 74th Streets, and therefore no construction activities would occur on the FDR Drive.

## **PART II TECHNICAL ANALYSES—ADDITIONAL RESPONSES**

### **LAND USE, ZONING, AND PUBLIC POLICY**

See attached Draft Scope of Work for an Environmental Impact Statement for MSK ACC and CUNY-Hunter Buildings (“Draft EIS Scope of Work”).

### **SOCIOECONOMIC CONDITIONS**

According to the *CEQR Technical Manual*, a socioeconomic assessment should be conducted if a project may reasonably be expected to create substantial socioeconomic changes within the area affected by the action that would not occur in the absence of the action. Actions that would trigger a CEQR analysis include the following:

- Direct displacement of a residential population, typically 500 or more, to the extent that the socioeconomic character of the neighborhood would be substantially altered.
- Direct displacement of more than 100 employees.
- Direct displacement of a business that is uniquely significant because its products or services are dependent on its location; it is the subject of other regulations or publicly adopted plans aimed at its preservation because of its type or location; or it serves a population that is uniquely dependent on its services, in its particular location.
- Introduction of new development that is significantly different from the existing uses, development, and activity in the neighborhood, and which may indirectly displace residents and/or businesses. Typically projects that result in 200 or fewer residential units or 200,000 square feet or less of commercial space would not result in significant adverse socioeconomic impacts.
- The addition to or creation of a concentration of retail that may draw a substantial amount of sales from existing businesses in the study area to the extent that specific categories of businesses close and vacancies increase, potentially leading to disinvestment in local retail areas.
- Impacts on a specific industry; for example, if a substantial number of residents or workers depend on the goods or services provided by the specific affected business, or if it would result in the loss or diminution of a certain product or service that is important within the City.

The proposed actions would not displace any residential populations. The proposed actions would not substantially change the surrounding neighborhood’s character, and would not substantially alter market-rate rents in the surrounding neighborhood. The proposed project would displace the 128-space public surface parking lot on the project site. The existing parking lot is estimated to have up to 10 employees. This falls below the CEQR threshold of direct displacement of 100 or more employees, and the parking use is not a use that is uniquely dependent on its location. Therefore, further analysis is not necessary, and the proposed actions would not result in significant adverse socioeconomic impacts within the community surrounding the project site.

### **COMMUNITY FACILITIES AND SERVICES**

The proposed actions would not displace any community facilities, but rather would provide a new community facility uses that would support MSK and CUNY’s missions. Therefore, the proposed actions would not result in any significant direct effects on community facilities and services.

In addition, the proposed actions would not result in any of the following significant indirect effects on community facilities and services that are specified in the *CEQR Technical Manual*:

- Schools: The introduction of more than 50 elementary and/or intermediate school students or 150 or more high school students who are expected to attend public schools, based on the number of residential units presented in Table 6-1a of the *CEQR Technical Manual*. The proposed actions would not generate any residential units and therefore no further analysis is necessary.

- Libraries: An increase of more than 5 percent in the ratio of residential units to library branches in the study area. The proposed actions would not generate any new residents. Therefore no significant adverse impacts to libraries in the study area are expected to result from the proposed actions, and no further analysis is warranted.
- Police and Fire Protection and Health Care Facilities: The introduction of a sizeable new neighborhood. The proposed actions would not result in the introduction of a sizeable new neighborhood, nor would it directly displace a police or fire station. Therefore, the proposed actions would not result in significant adverse impacts to health care facilities and no further analysis is necessary.
- Child Care Facilities: The introduction of more than 20 children under the age of 6, based on the number of low or low/moderate income residential units. The proposed actions would not generate any new low- or moderate-income residential units and therefore, no further analysis is necessary.

### **OPEN SPACE**

See Draft EIS Scope of Work.

### **SHADOWS**

See Draft EIS Scope of Work.

### **HISTORIC RESOURCES**

See Draft EIS Scope of Work.

### **URBAN DESIGN AND VISUAL RESOURCES**

See Draft EIS Scope of Work.

### **NATURAL RESOURCES**

According to the *CEQR Technical Manual*, a natural resource is defined as a plant or animal species and any area capable of providing habitat for plant and animal species or capable of functioning to support environmental systems and maintain the City's environmental balance. Such resources include surface and groundwater, wetlands, dunes and beaches, grasslands, woodlands, landscaped areas, gardens, and build structures used by wildlife. An assessment of natural resources is appropriate if a natural resources exists on or near the site of the proposed action, or if an action involves disturbance of that resource. The project block is located in a fully developed area of Manhattan. There are no natural resources located on or near the project site, and the proposed actions would not have the potential to disturb natural resources. Therefore, the proposed actions would not result in any significant adverse impacts to natural resources and no further analysis is required.

### **HAZARDOUS MATERIALS**

See Draft EIS Scope of Work.

### **WATER AND SEWER INFRASTRUCTURE**

See Draft EIS Scope of Work.

### **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.

The proposed rezoning would result in new development on the project site that would require sanitation services. According to the *CEQR Technical Manual*, if a proposed project would generate less than 50 tons per



week of solid waste, further analysis is generally not required. Based on a commercial rate of 13 pounds per week per employee for MSK ACC and 1 pound per week per student for CUNY-Hunter, and conservatively applied for the total daily population for MSK and CUNY-Hunter shown on pages 1a and 1b, the proposed actions would generate approximately 75,000 pounds per week of solid waste. Medical waste from MSK ACC would be removed by private carters. Trucks (DSNY and other) would enter the service areas in the buildings to pick-up and remove waste. The proposed project would not result in any significant adverse impacts to solid waste and sanitation services and no further analysis is required.

## **ENERGY**

According to the *CEQR Technical Manual*, a detailed assessment of energy impacts is only required for actions that would significantly affect the transmission or generation of energy or that result in substantial consumption of energy.

Based on *CEQR Technical Manual* Table 15-1, the proposed actions would result in an annual energy consumption of approximately 274.0 million BTUs. Compared with the approximately 327 trillion BTUs of energy consumed annually within Con Edison's New York City and Westchester County service area, the incremental increase from the proposed actions would be considered a negligible increment. Therefore, the proposed project would not generate a substantial new demand for energy and would not affect the transmission or generation of energy, nor would it result in any significant adverse impacts to energy. No further analysis is required.

## **TRANSPORTATION**

See Draft EIS Scope of Work.

## **AIR QUALITY**

See Draft EIS Scope of Work.

## **GREENHOUSE GAS EMISSIONS**

See Draft EIS Scope of Work.

## **NOISE**

See Draft EIS Scope of Work.

## **PUBLIC HEALTH**

See Draft EIS Scope of Work.

## **NEIGHBORHOOD CHARACTER**

See Draft EIS Scope of Work.

## **CONSTRUCTION IMPACTS**

See Draft EIS Scope of Work.

## **ALTERNATIVES**

See Draft EIS Scope of Work.

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

**INSTRUCTIONS:**

In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY §6-06 (Executive Order 91 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 | <b>Potential Significant Adverse Impact</b> |           |
|    |  | <b>YES</b>                                  | <b>NO</b> |
|    | <b>IMPACT CATEGORY</b>   |   |           |
|    | 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  
TITLE

Robert R. Kulikowski, Ph.D.  
NAME

Office of the Deputy Mayor for Economic Development  
LEAD AGENCY

  
SIGNATURE      **October 2, 2012**

- 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