

Las Raices
Environmental Assessment Statement
CEQR No. 20HPD002M

Prepared For:
Las Raices East Harlem, LLC.

Lead Agency:
New York City Department of Housing and Preservation

Prepared By:
Philip Habib & Associates

February 17, 2021

**Las Raices
Environmental Assessment Statement**

CEQR No. 20HPD00M

Table of Contents

Environmental Assessment Statement (EAS).....Full Form
Attachment A.....Project Description
Attachment B..... Supplemental Screening

Appendices

Appendix 1.....Agency Correspondence
Appendix 2a.....Hazardous Materials Reports: Phase I Environmental Site Assessments
Appendix 2b.....Hazardous Materials Report: Remedial Investigation Report

**ENVIRONMENTAL ASSESSMENT STATEMENT
FULL FORM**



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

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

Part I: GENERAL INFORMATION

PROJECT NAME Las Raices

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
20HPD002M

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)

OTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA)

2a. Lead Agency Information

NAME OF LEAD AGENCY

NYC Department of Housing Preservation and Development

2b. Applicant Information

NAME OF APPLICANT

**NYC Department of Housing Preservation and Development,
on behalf of Las Raices East Harlem LLC**

NAME OF LEAD AGENCY CONTACT PERSON

**Matthew Juliana, AICP - Director, Environmental
Planning**

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Veanda Simmons, Director, Manhattan Planning

ADDRESS **100 Gold Street**

ADDRESS **100 Gold Street**

CITY **New York**

STATE **NY**

ZIP **10038**

CITY **New York**

STATE **NY**

ZIP **10038**

TELEPHONE **(212) 863-8575**

EMAIL

JulianaM@npd.nyc.gov

TELEPHONE **(212) 863-6520**

EMAIL

simmons@hpd.nyc.gov

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)(9)**)

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

LOCALIZED ACTION, SITE SPECIFIC

LOCALIZED ACTION, SMALL AREA

GENERIC ACTION

4. Project Description

The Applicant is proposing to develop a total of four buildings containing a total of approximately 81 affordable dwelling units (DUs) (plus two superintendent's units for a total of 83 units) and approximately 11,101 gsf of commercial space in Manhattan Community District 11. The Proposed Development includes a total of six tax lots grouped into four separate Development Sites; 303 East 102nd Street (Site A), 338 East 117th Street (Site B), 505-507 East 118th Street (Site C), and 1761 Park Avenue (Site D). The Proposed Development Sites will be known from hereon as "Site A", "Site B", "Site C" and "Site D." Development Site A would be approximately 8,975 gsf and include approximately 6 DUs and 2,497 gsf of commercial space. Development Site B would be approximately 8,316 gsf and include approximately 7 DUs. Development Site C would be approximately 17,505 gsf and would include approximately 18 DUs. Development Site D would be approximately 55,623 gsf and would include approximately 52 DUs and 8,604 gsf of commercial space. Required approval includes the disposition of City-owned property (see Attachment A for details). The build analysis year for the proposed project is 2023. Site A and B are currently vacant lots. Site C and D are gardens operating under a temporary license agreement with HPD, which allows for garden-related activities until they are to be developed. The two community gardens, located on Site C and Site D, will be offered relocation sites within other nearby existing Department of Parks and Recreation licensed gardens.

Project Location

BOROUGH

Sites A/B/C/D: Manhattan

COMMUNITY DISTRICT(S)

Sites A/B/C/D: CD 11

STREET ADDRESS

**Site A: 303 East 102nd Street, Site B: 338 East 117th Street,
Site C: 505 East 118th Street, & Site D: 1761 Park Avenue**

TAX BLOCK(S) AND LOT(S)

**Site A: Block 1674, Lot 104; Site B: Block 1688, Lot 34; Site
C: Block 1815, Lots 5 & 6; & Site D: Block 1771 Lots 1 & 2**

ZIP CODE

Site A: 10029, Site B: 10035, Site C: 10035, Site D: 10035

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

Site A: On East 102nd Street, midblock between 1st Avenue to the east and 2nd Avenue to the west.

Site B: On East 117th Street midblock between 1st Avenue to the east and 2nd Avenue to the west.
Site C: On East 118th Street, midblock between Pleasant Avenue and a cul-de-sac where the street terminates.
Site D: On Park Avenue, on the corner between East 123rd Street to the north and East 122nd Street to the south.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY Site A: R8A/C1-5, Site B: R7B, Site C: R7B, Site D: M1-6/R8 (EHC)	ZONING SECTIONAL MAP NUMBER Site A/B/C/D: 6b
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5. Required Actions or Approvals (check all that apply)

City Planning Commission: YES NO UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

<input type="checkbox"/> CITY MAP AMENDMENT	<input type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION
<input type="checkbox"/> ZONING MAP AMENDMENT	<input type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAAP
<input type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input checked="" type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:	
<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:		

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Board of Standards and Appeals: YES NO

VARIANCE (use)

VARIANCE (bulk)

SPECIAL PERMIT (if appropriate, specify type: modification; renewal; other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: YES NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:
<input type="checkbox"/> RULEMAKING	<input type="checkbox"/> POLICY OR PLAN, specify:
<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input checked="" type="checkbox"/> FUNDING OF PROGRAMS, specify: Construction financing from HPD
<input type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> PERMITS, specify:
<input type="checkbox"/> OTHER, explain:	

Other City Approvals Not Subject to CEQR (check all that apply)

<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL
	<input type="checkbox"/> OTHER, explain:

State or Federal Actions/Approvals/Funding: YES NO If "yes," specify:

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

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 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.

<input checked="" type="checkbox"/> SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP	<input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP
<input checked="" type="checkbox"/> TAX MAP	<input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)	
<input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP		

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): **Site A:** 1,898, **Site B:** 2,523, **Site C:** 4,827, **Site D:** 4,852 sf

Roads, buildings, and other paved surfaces (sq. ft.): _____ Waterbody area (sq. ft.) and type: _____

Other, describe (sq. ft.): _____

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): **Total: 90,269**

NUMBER OF BUILDINGS: **4**

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): **Site A:** 8,975, **Site B:** 8,316, **Site C:** 17,505, **Site D:** 55,623

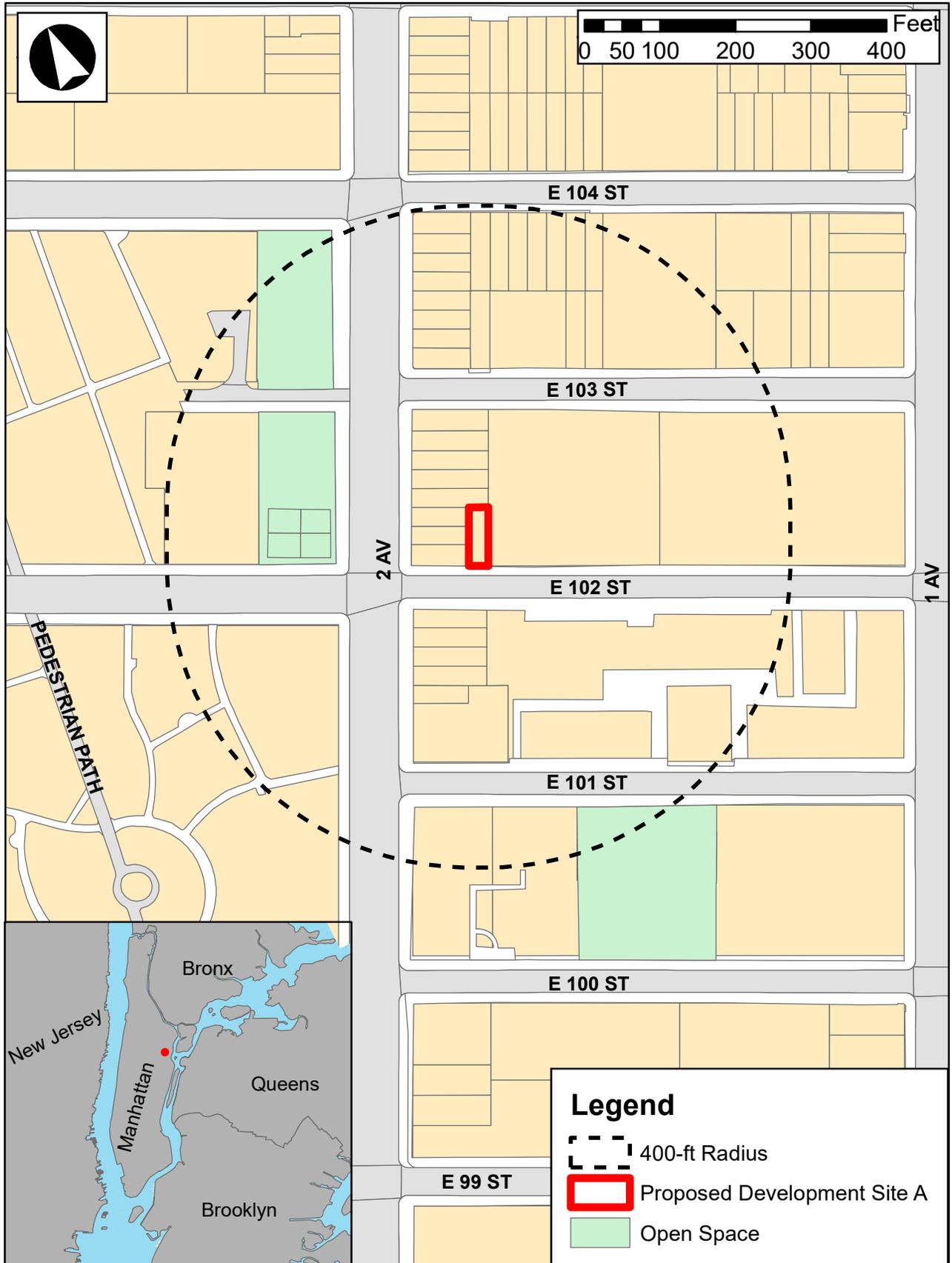
HEIGHT OF EACH BUILDING (ft.): **Site A:** 53', **Site B:** 61'-6", **Site C:** 71'-2", **Site D:** 134'

NUMBER OF STORIES OF EACH BUILDING: **Site A:** 5, **Site B:** 5, **Site C:** 6, **Site D:** 13

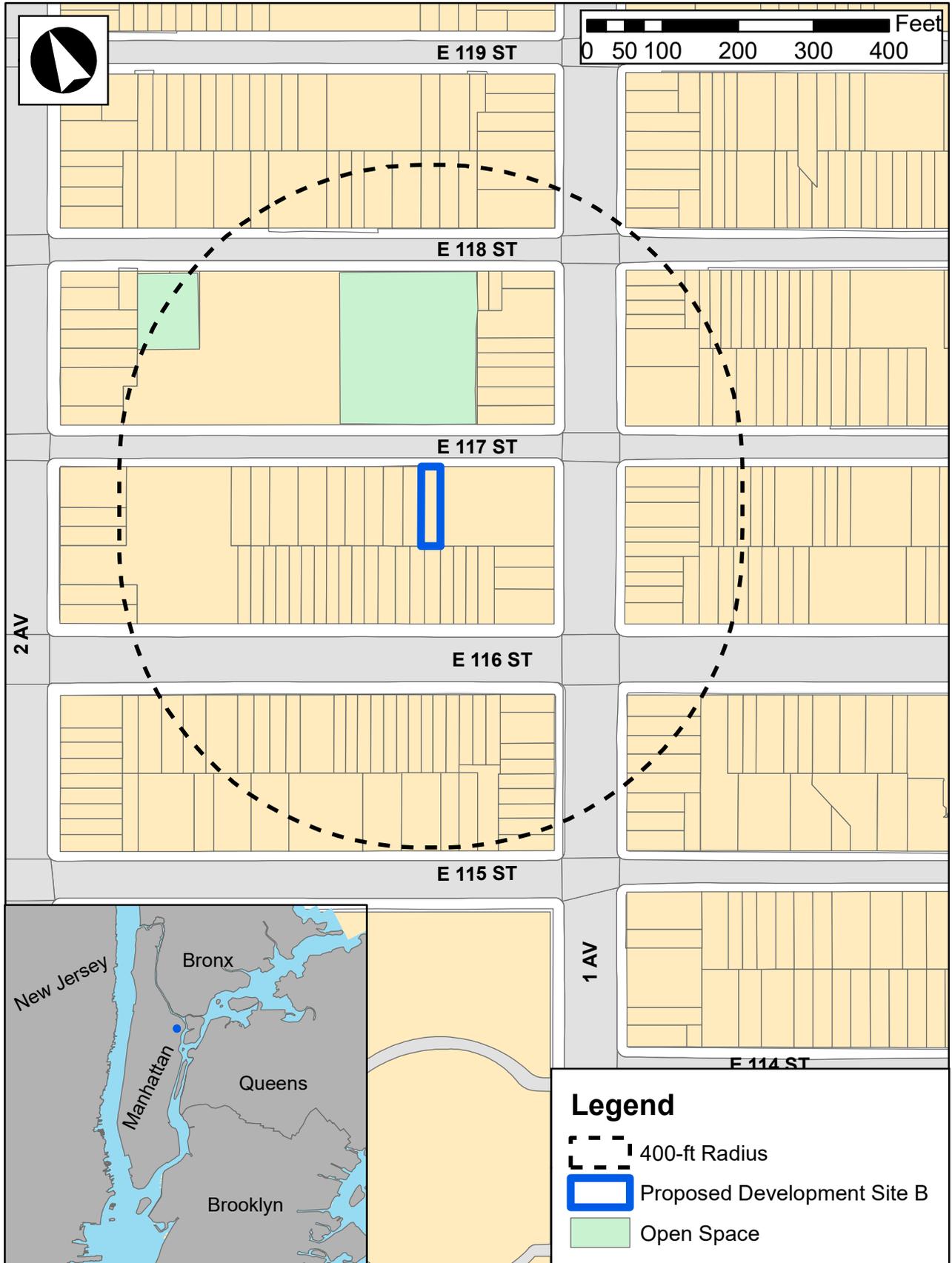
Does the proposed project involve changes in zoning on one or more sites? YES NO

If "yes," specify: The total square feet owned or controlled by the applicant: _____

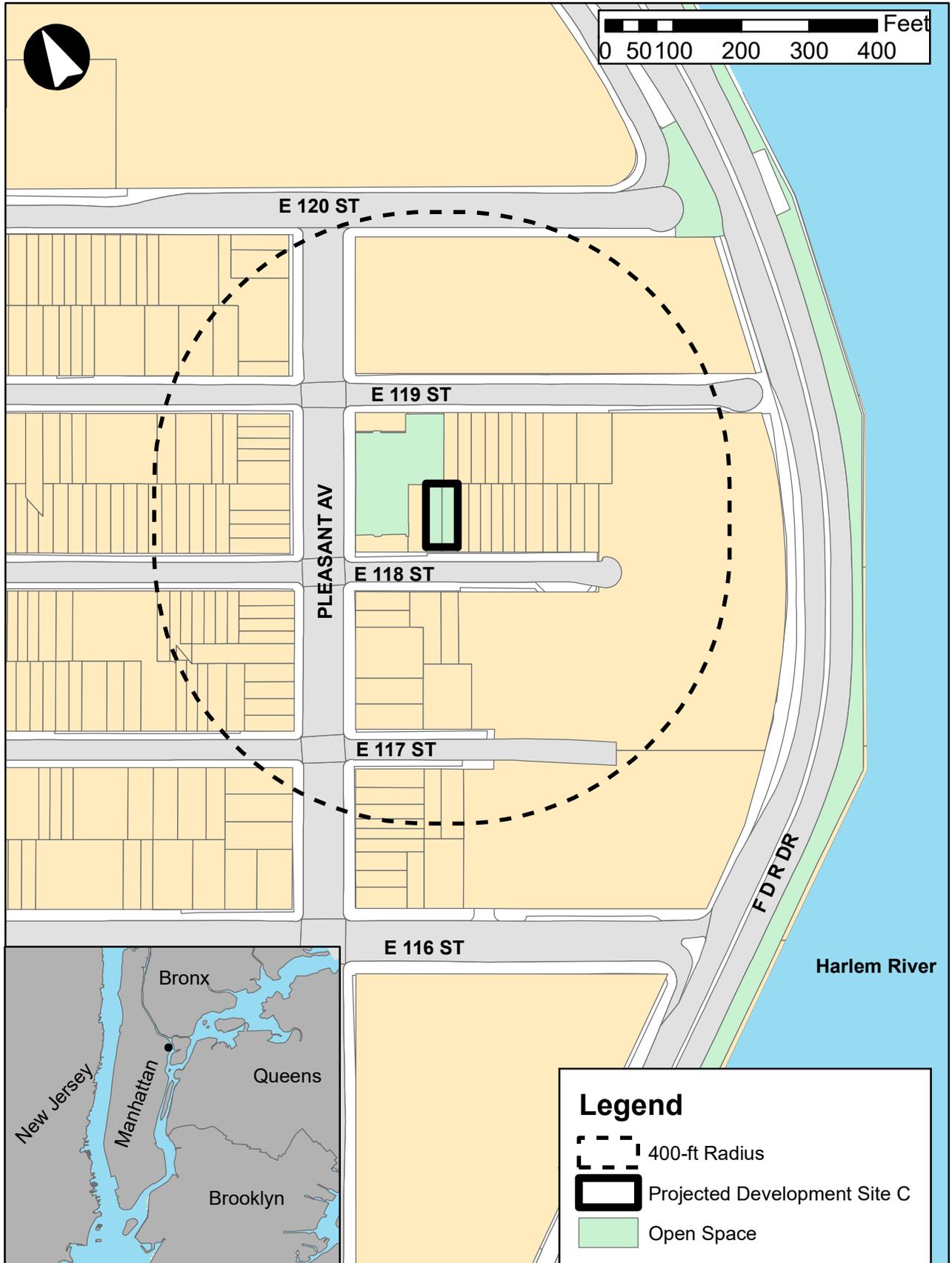
Project Location- Proposed Development Site A



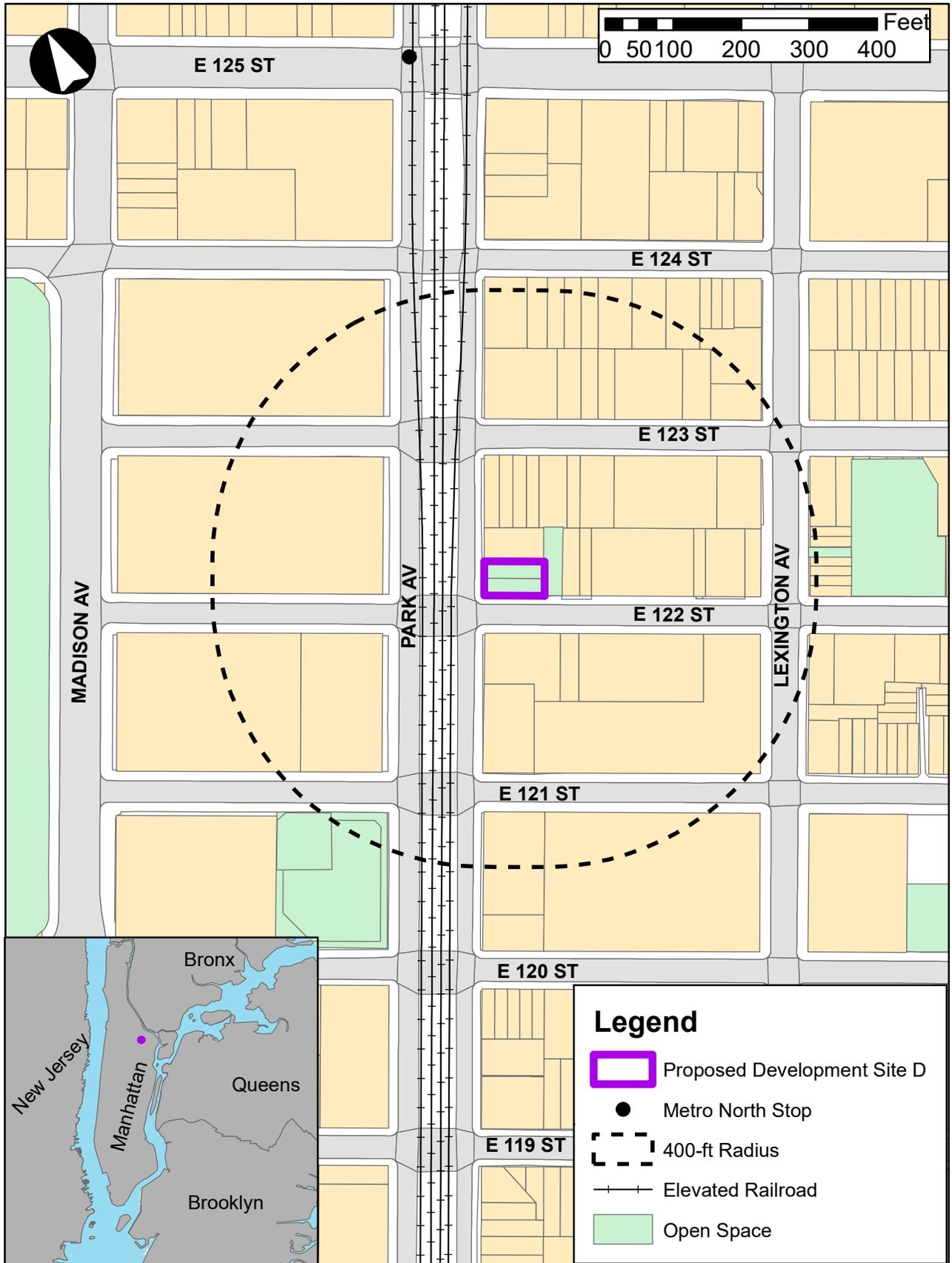
Project Location- Proposed Development Site B

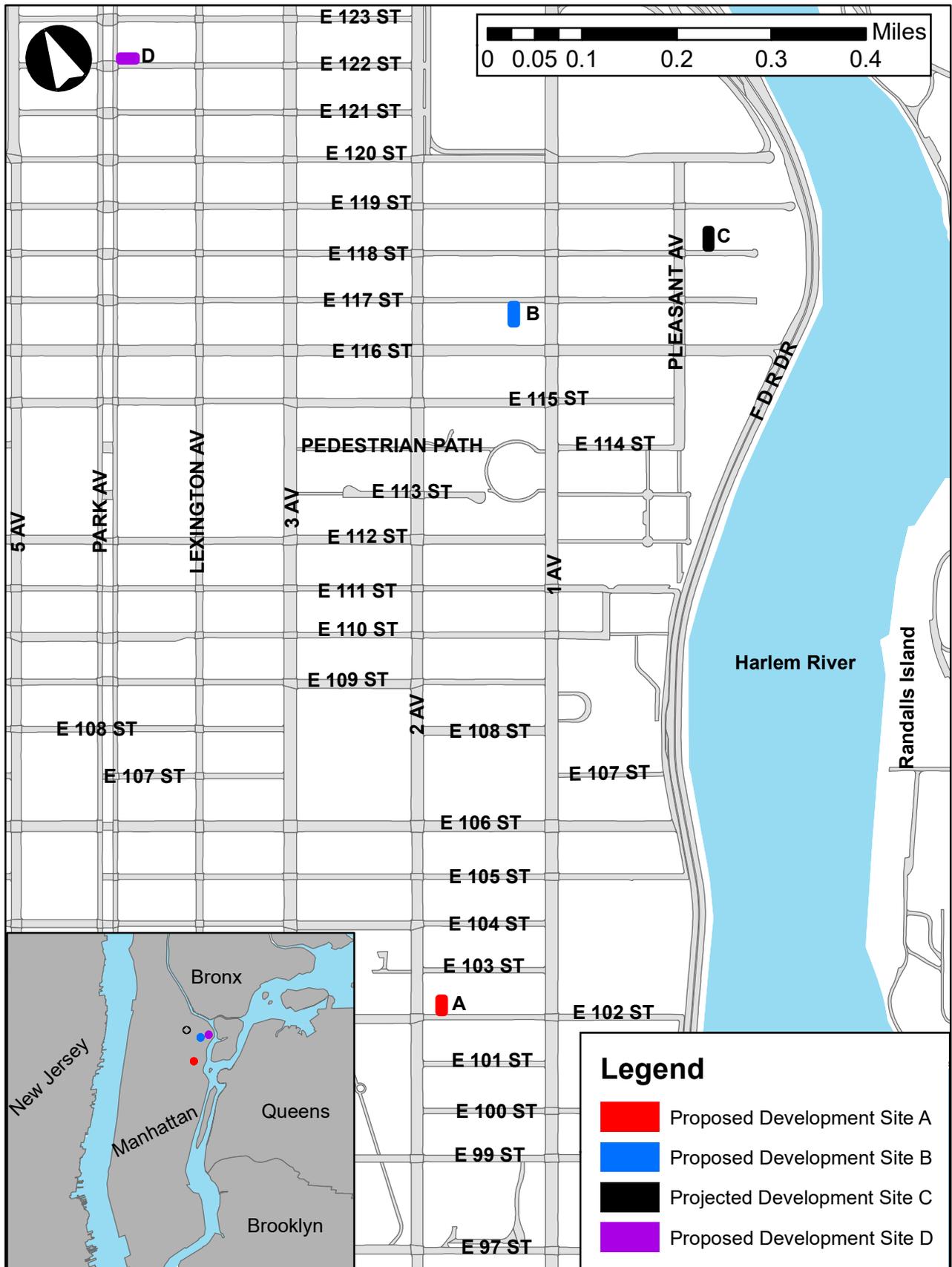


Project Location- Proposed Development Site C

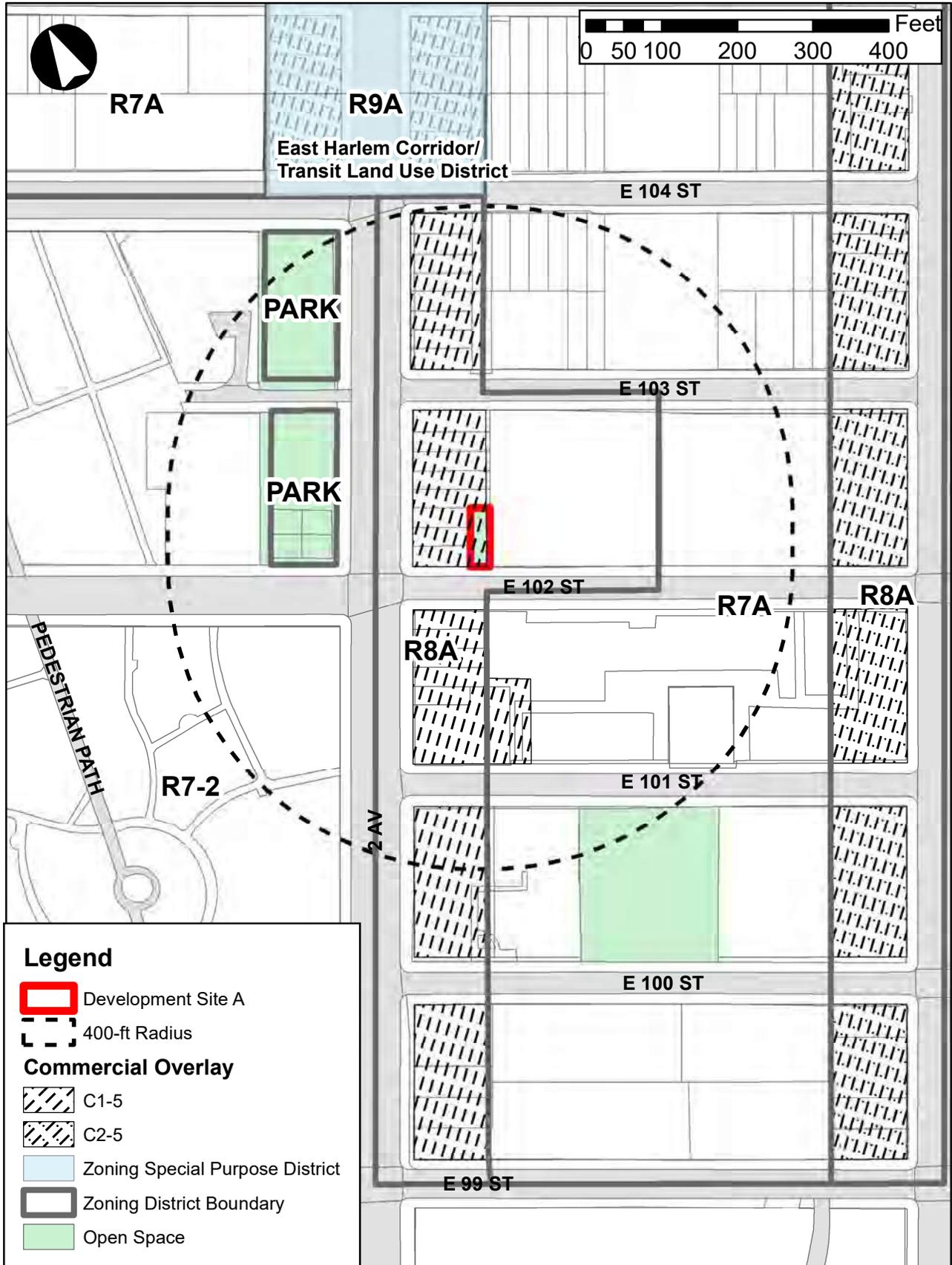


Project Location- Proposed Development Site D

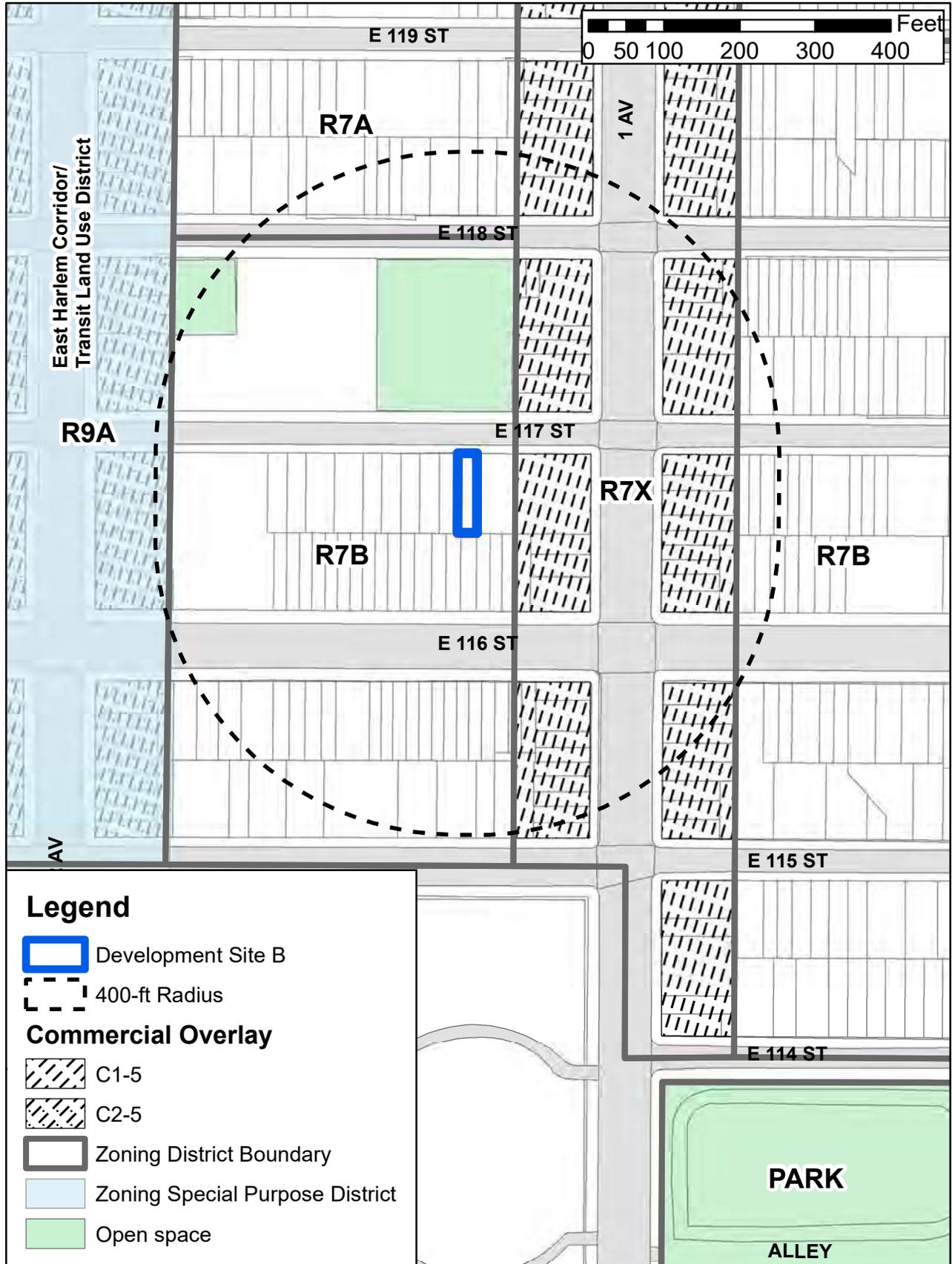




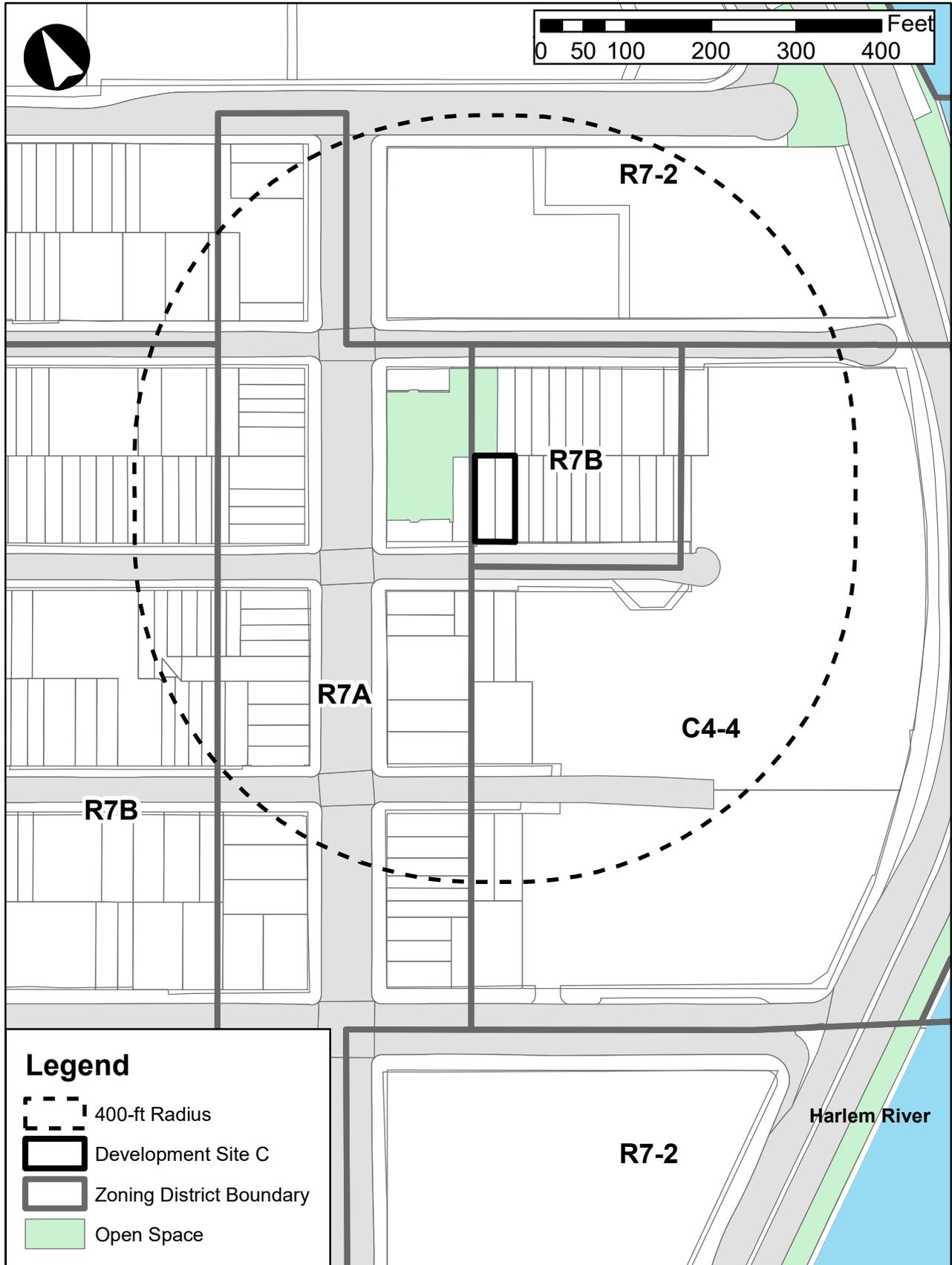
Zoning Map: Development Site A



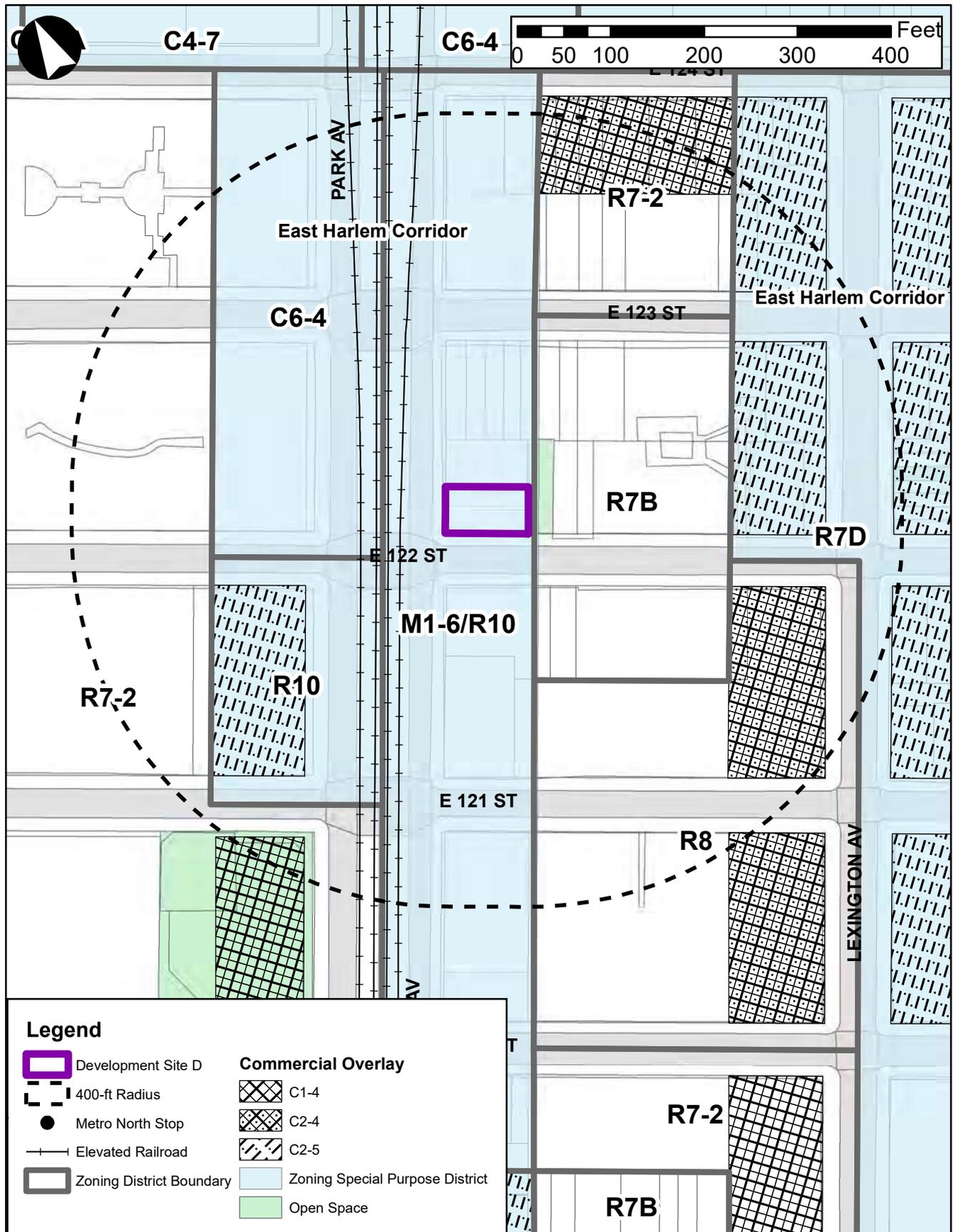
Zoning Map: Development Site B



Zoning Map: Development Site C



Zoning Map: Development Site D

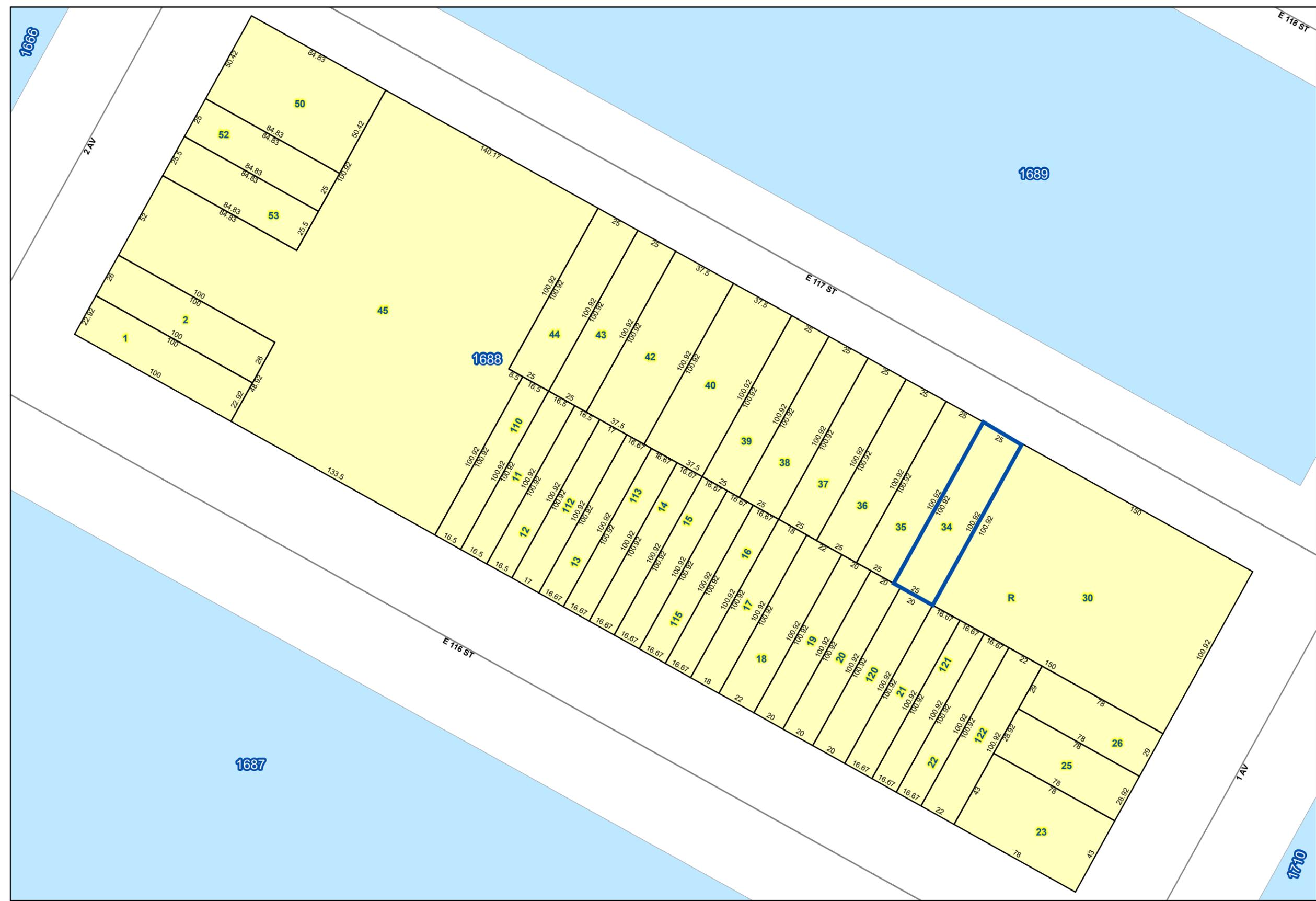




NYC Digital Tax Map

Effective Date : 12-09-2008 13:12:04
 End Date : Current
 Manhattan Block: 1688

- Legend**
- Streets
 - Miscellaneous Text
 - ↓ Possession Hooks
 - - - Boundary Lines
 - ↓ Lot Face Possession Hooks
 - Regular
 - - - Underwater
 - Yellow Polygon Tax Lot Polygon
 - Blue Polygon Condo Number
 - Blue Polygon Tax Block Polygon
 - Blue Outline Development Site B



Las Raices EAS

Figure 3-b
 Tax Map - Development Site B





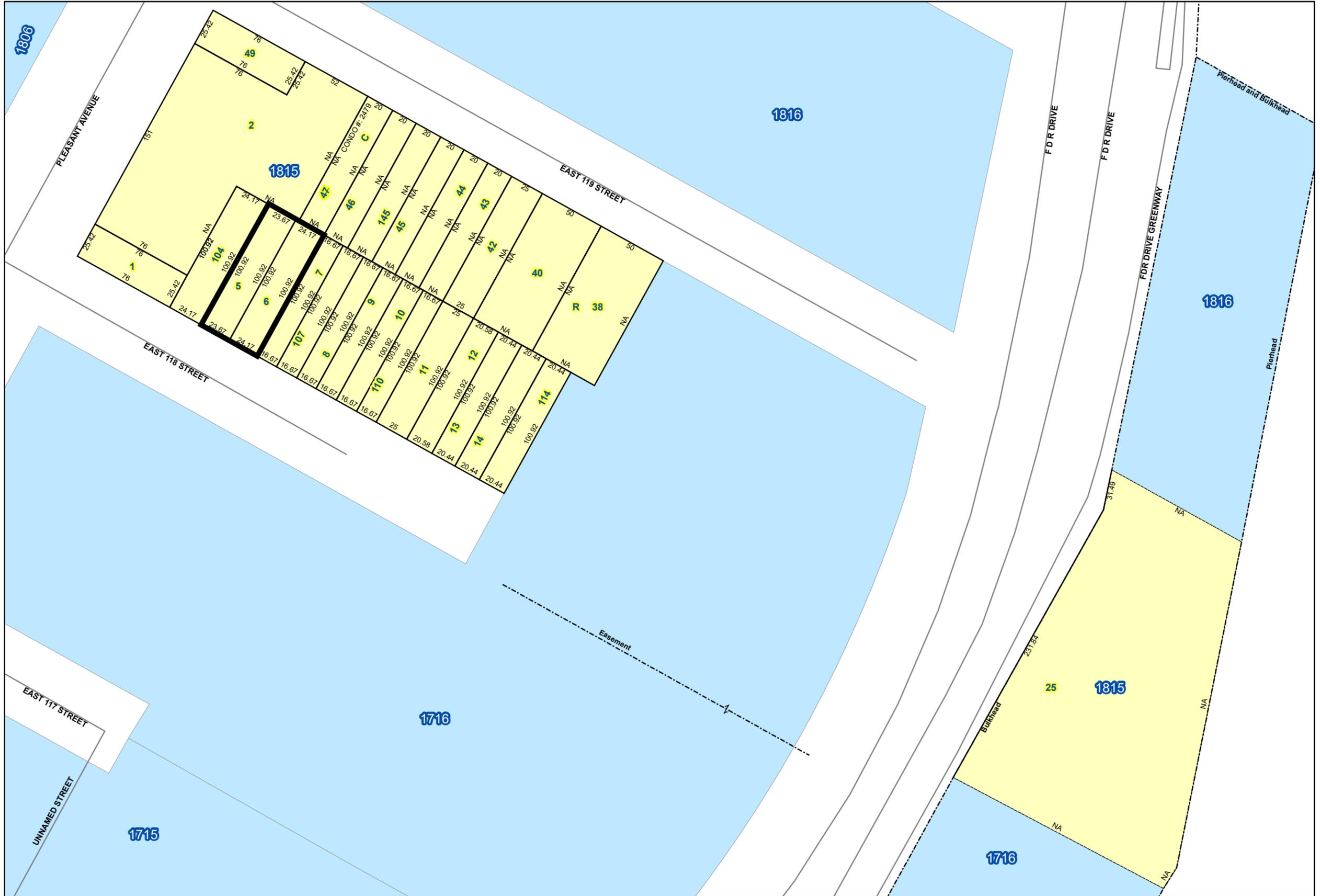
NYC Digital Tax Map

Effective Date : 01-11-2016 16:08:32
End Date : Current
Manhattan Block: 1815



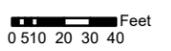
Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- - - Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site C



Las Raices EAS

Figure 3-c
Tax Map - Development Site C





NYC Digital Tax Map

Effective Date : 12-09-2008 13:38:45

End Date : Current

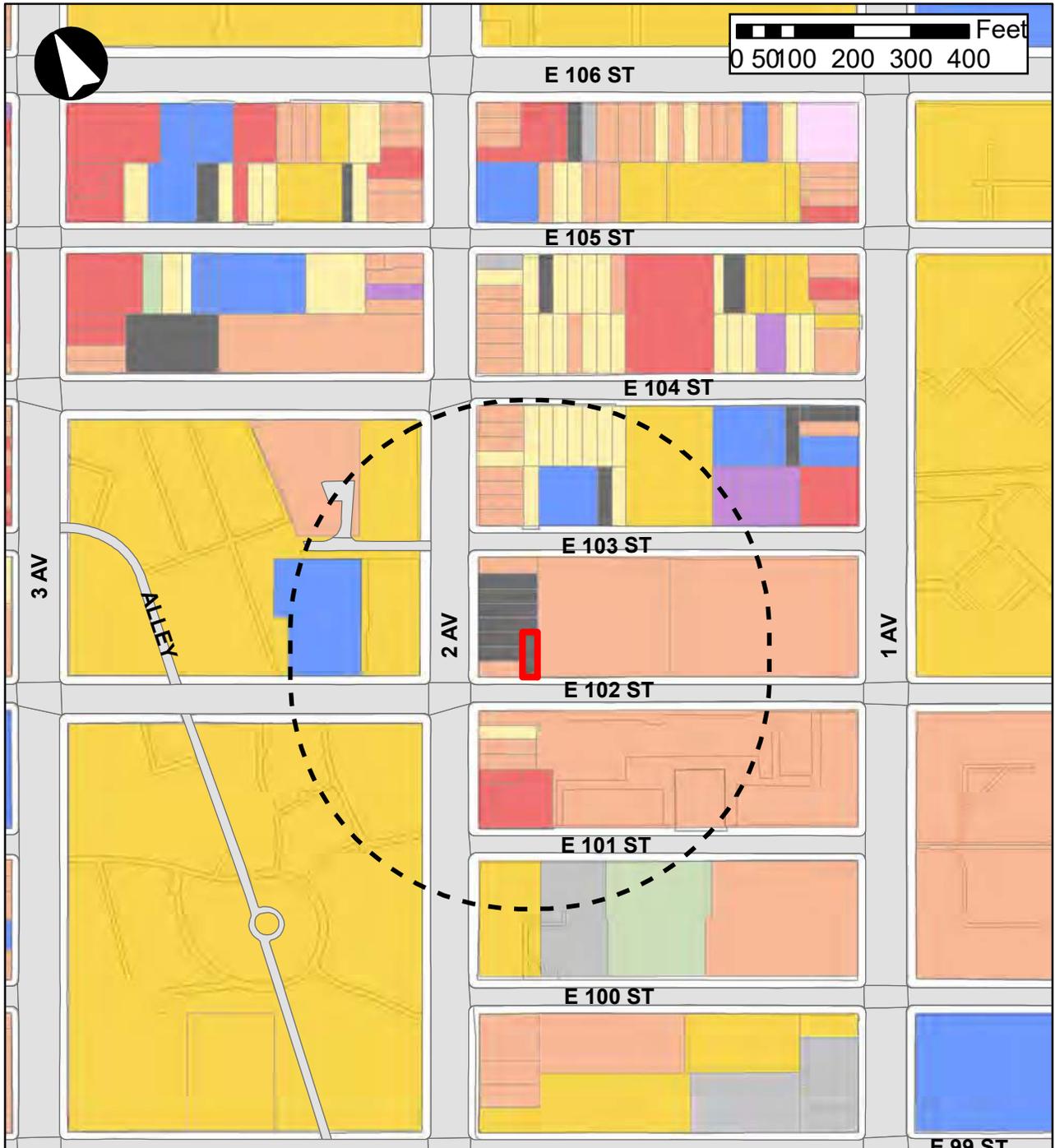
Manhattan Block: 1771

Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- - - Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site D



Land Use- Proposed Development Site A

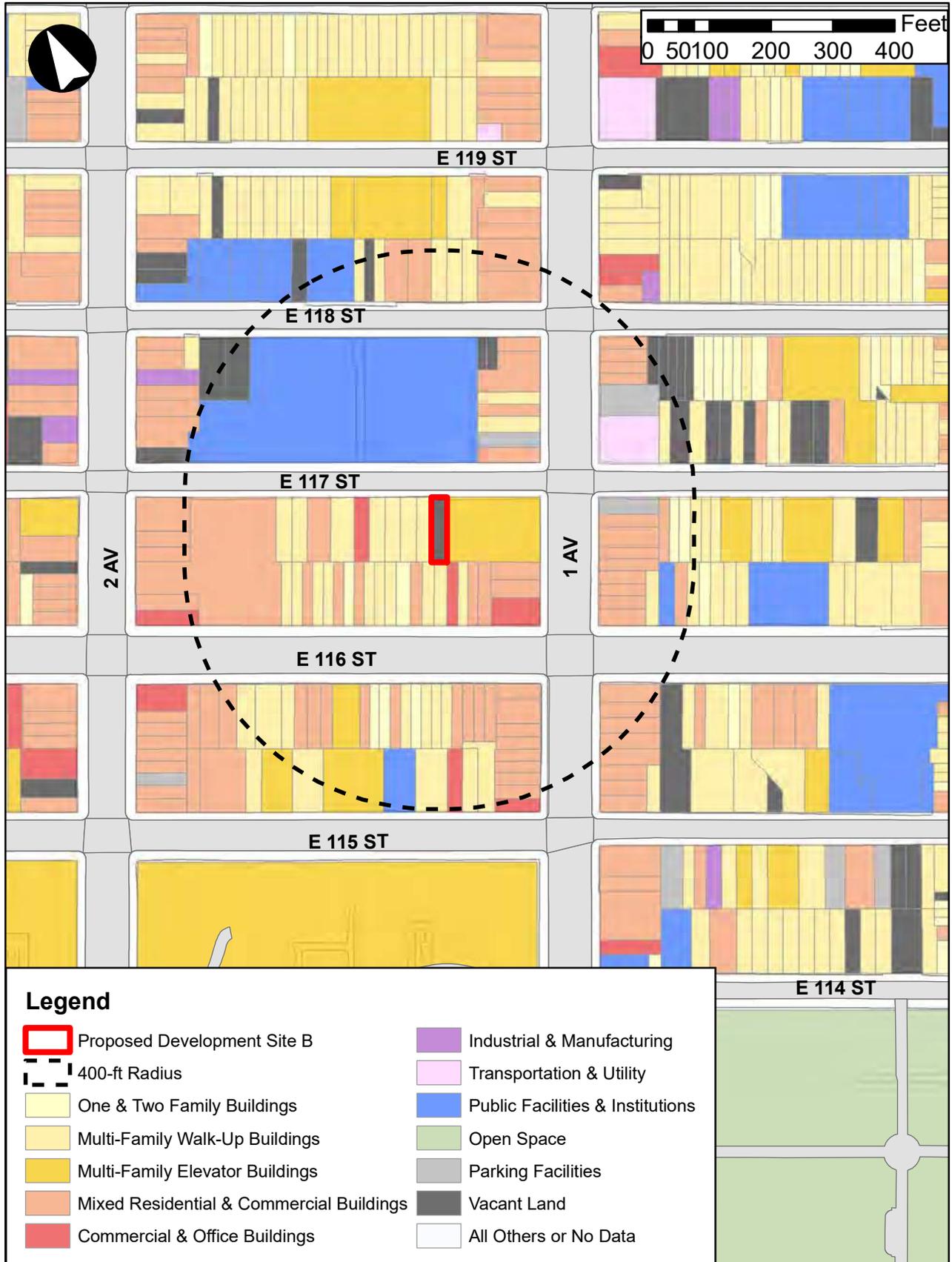


Legend

	Proposed Development Site A		Industrial & Manufacturing
	400-ft Radius		Transportation & Utility
	One & Two Family Buildings		Public Facilities & Institutions
	Multi-Family Walk-Up Buildings		Open Space
	Multi-Family Elevator Buildings		Parking Facilities
	Mixed Residential & Commercial Buildings		Vacant Land
	Commercial & Office Buildings		All Others or No Data

FDRDR

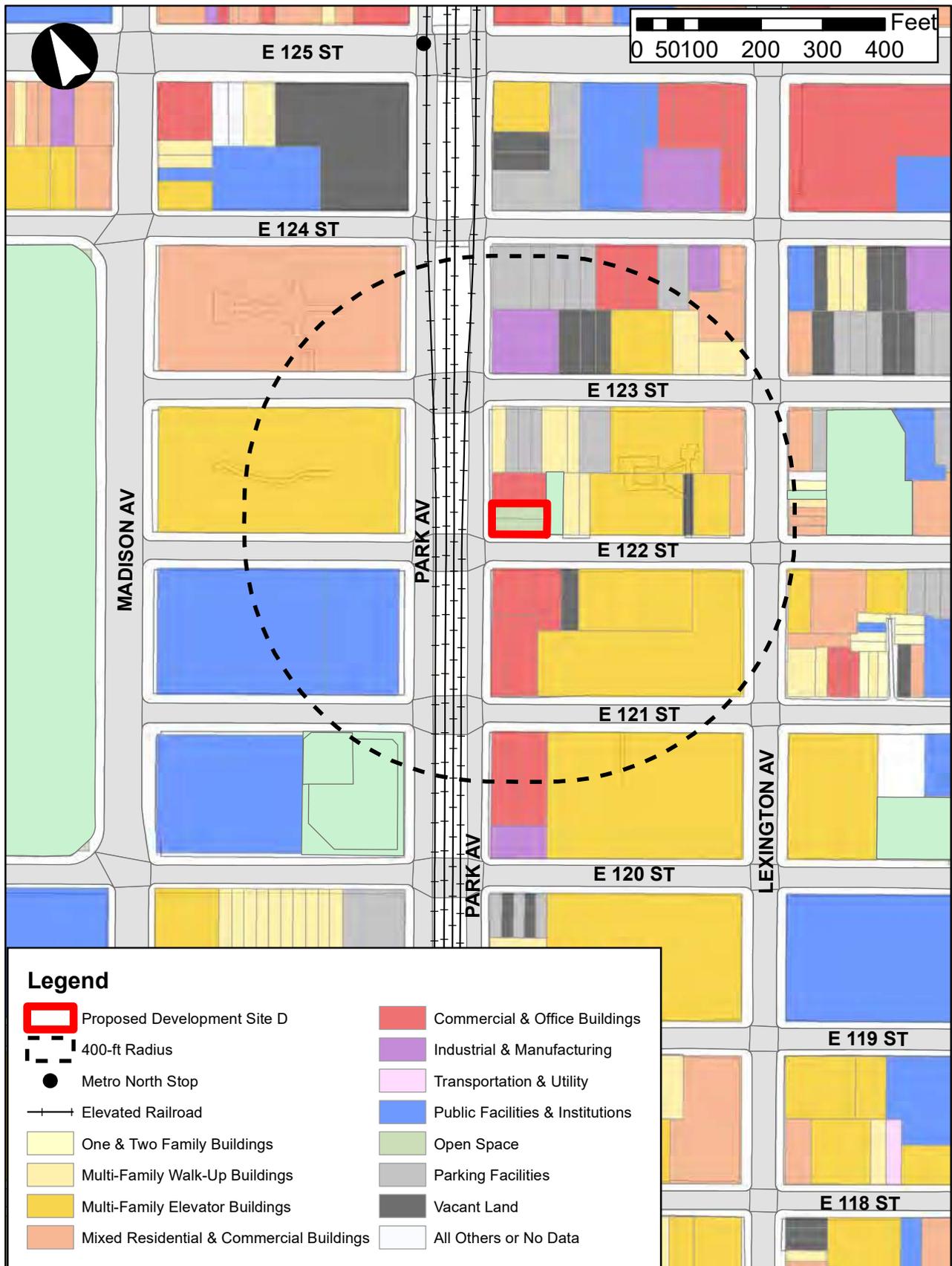
Land Use - Proposed Development Site B



Land Use- Proposed Development Site C



Land Use - Proposed Development Site D





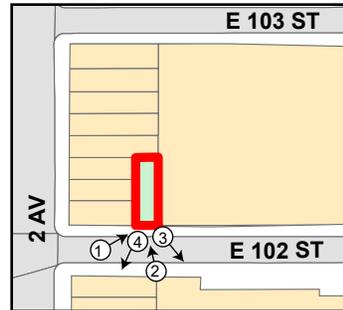
1) Looking northeast from midblock of E 102nd Street between 1st and 2nd Avenues



2) Looking north from midblock of E 102nd Street between 1st and 2nd Avenues



3) Looking southeast from Development Site A toward E 102nd Street



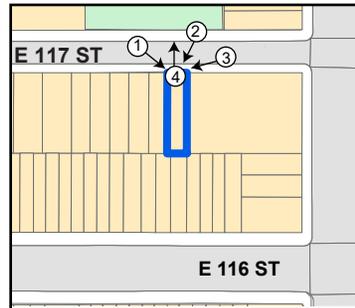
4) Looking southwest from the Development Site A toward E 102nd Street and 2nd Avenue



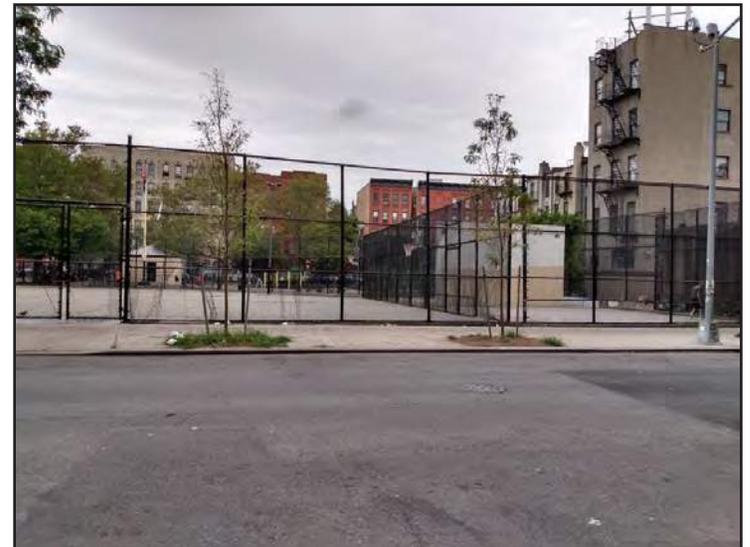
1) Looking southeast from midblock toward Development Site B



3) Looking southwest from sidewalk toward Development Site B



2) Looking southwest from midblock of E 117th Street towards Development Site B



4) Looking north away from Development Site B



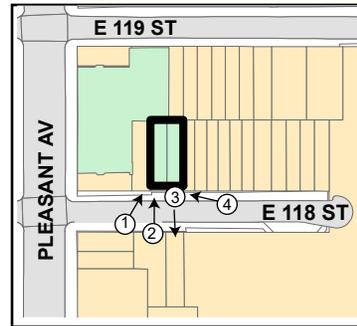
1) Looking northeast on E 118th Street towards Development Site C



2) Looking north at Development Site C from E 118th Street



3) Looking south away from Development Site C on E 118th



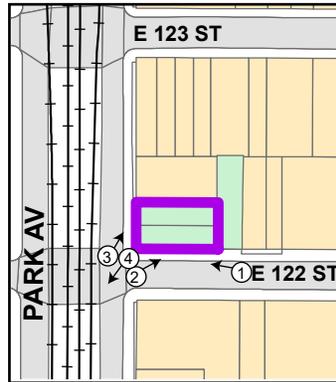
4) Looking northwest on E 118th Street towards Development Site C



1) Looking west on E 1122nd Street towards Development Site D



3) Looking northeast towards Development Site D from the corner of E 122nd Street and Park Avenue



2) Looking west at Development Site C from the corner of E 122nd Street and Park Avenue



4) Looking south on Park Avenue from the corner of E 122nd Street

The total square feet not owned or controlled by the applicant:	
Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):	
AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length)	VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
Site A: 1,898 sf, Site B: 0 sf, Site C: 0 sf, Site D: 4,852 sf	Site A: 17,082 (est.), Site B: 0, Site C: 0, Site D: 48,852 (est.)
AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)	
Site A: 1,898 sf, Site B: 0 sf, Site C: 0 sf, Site D: 4,852 sf	
8. Analysis Year CEQR Technical Manual Chapter 2	
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2023	
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 21	
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF MULTIPLE PHASES, HOW MANY?	
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:	
9. Predominant Land Use in the Vicinity of the Project (check all that apply)	
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> MANUFACTURING
<input checked="" type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> PARK/FOREST/OPEN SPACE
	<input checked="" type="checkbox"/> OTHER, specify: Institutional

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

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

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures			Multi-family	+ Multi-family
No. of dwelling units			83	+83
No. of low- to moderate-income units			81	+81
Gross floor area (sq. ft.)			73,889 gsf	+73,889 gsf
Commercial	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)			Retail	+Retail
Gross floor area (sq. ft.)			11,101 gsf	+11,101 gsf
Manufacturing/Industrial	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	4,421 sf vacant land	4,421 sf vacant land		-4,421 sf vacant land
Publicly Accessible Open Space	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):	Site C: Forms part of larger community garden; this portion designated for future HPD affordable housing Site D: Community garden designated for future HPD affordable housing	Site C & D: No change from existing	Site C: No community garden (adjoining community garden area to remain) Site D: No community garden	Community garden area designated as an HPD affordable housing site redeveloped
Other Land Uses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
PARKING				
Garages	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
POPULATION				
Residents	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:			198	+198
Briefly explain how the number of residents was calculated:	2.38 residents per unit. Residents based on average household size for East Harlem North and South Neighborhood Tabulation Area. Source: 2014-2018 American Community Survey via NYC DCP Population Factfinder.			
Businesses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type			Retail	+ Retail
No. and type of workers by business			34 retail employees 4 residential employees	+34 retail employees + 4 residential employees
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Assumes 1 worker/ 25 DU, 3 workers/ 1,000 gsf of retail			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	Site A: C1-5/R8A Site B & C: R7B Site D: M1-6/R10	Site A: C1-5/R8A Site B & C: R7B Site D: M1-6/R10	Site A: C1-5/R8A Site B & C: R7B Site D: M1-6/R10	No change
Maximum amount of floor area that can be developed	Site A: 11,425.96 zsf Site B: 7,569 zsf Site C: 14,481 zsf Site D: 48,830 zsf	Site A: 11,425.96 zsf Site B: 7,569 zsf Site C: 14,481 zsf Site D: 48,830 zsf	Site A: 11,425.96 zsf Site B: 7,569 zsf Site C: 14,481 zsf Site D: 48,830 zsf	No change
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential and commercial	Existing patterns are expected to remain	Existing patterns are expected to remain with two additional mixed-residential commercial developments and two additional residential developments	Development sites changes from vacant lot to mixed residential-commercial use and residential; no change in area
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

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

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the “no” box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the “yes” box.
- For each “yes” response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a “yes” answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered “no,” an agency may request a short explanation for this response.

	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If “yes,” complete the Consistency Assessment Form . Refer to EIS		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer question 2(b)(v) below.		
(b) If “yes” to any of the above, attach supporting information to answer the relevant questions below. If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		N/A
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Indirect Residential Displacement		N/A
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes:”		
▪ Would the population of the primary study area increase by more than 10 percent?		
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?		
o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Direct Business Displacement		N/A
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	<input type="checkbox"/>	<input type="checkbox"/>
iv. Indirect Business Displacement	N/A	
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	<input type="checkbox"/>	<input type="checkbox"/>
v. Effects on Industry	N/A	
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
i. Child Care Centers		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Libraries		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Public Schools		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
iv. Health Care Facilities		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input type="checkbox"/>
v. Fire and Police Protection		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Is the project located within an under-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Is the project located within a well-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following: Refer to EIS		

	YES	NO
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	<input type="checkbox"/>	<input type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. Refer to EIS		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. Refer to Attachment B		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in Chapter 10 .		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions .		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin? Refer to EIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: Refer to EIS	<input type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? Refer to EIS	<input type="checkbox"/>	<input type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If the proposed project located in a separately sewered area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ? N/A	<input type="checkbox"/>	<input type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project 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, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week):		6,436 lbs/wk
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs):		11.8 MBTU
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ? Refer to EIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalent (PCEs) per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. Refer to EIS		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		

	YES	NO
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18 ?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008 ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	<input type="checkbox"/>	<input type="checkbox"/>
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. Refer to EIS		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20 , "Public Health." Attach a preliminary analysis, if necessary. Refer to EIS		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21 , "Neighborhood Character." Attach a preliminary analysis, if necessary. Refer to EIS		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22 , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See Attach. B		
20. APPLICANT'S CERTIFICATION		
I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.		

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

APPLICANT/REPRESENTATIVE NAME Matthew Rooney, CEO, MDG	SIGNATURE 	DATE 2/17/2021
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PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

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

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

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

Potentially Significant Adverse Impact

IMPACT CATEGORY	Potentially Significant Adverse Impact	
	YES	NO
Land Use, Zoning, and Public Policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Socioeconomic Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shadows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic and Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design/Visual Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewer Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Neighborhood Character	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?</p> <p>If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.</p>		
<p>3. Check determination to be issued by the lead agency:</p> <p><input checked="" type="checkbox"/> Positive Declaration: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).</p> <p><input type="checkbox"/> Conditional Negative Declaration: A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.</p> <p><input type="checkbox"/> Negative Declaration: If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i>. The <i>Negative Declaration</i> may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.</p>		
4. LEAD AGENCY'S CERTIFICATION		
TITLE Director, Environmental Planning	LEAD AGENCY City of New York - Department of Housing Preservation and Development	
NAME Matthew Juliana, AICP	DATE 02/17/2021	
SIGNATURE 		

**ATTACHMENT A
PROJECT DESCRIPTION**

Las Raices EAS
ATTACHMENT A: PROJECT DESCRIPTION

I. INTRODUCTION

This environmental assessment statement (EAS) considers the discretionary actions requested by the New York City Department of Housing Preservation and Development (NYC HPD), the applicant, on behalf of Las Raices East Harlem LLC, the project sponsor, that would facilitate the development of four new affordable housing developments (“the proposed project” on four separate development sites in the East Harlem neighborhood of Manhattan, Community District 11 (CD 11). The proposed project would be facilitated by disposition of City-owned property through the Uniform Land Use Review Procedure (“the proposed action”).

The proposed project would develop six tax lots grouped into four Development Sites (named A through D for identification purposes) with a total of four buildings containing a total of approximately 81 affordable dwelling units (DUs) (plus two superintendent’s units for a total of 83 units) and approximately 11,101 gsf of commercial space. All six lots are City-owned and would be conveyed by HPD to the project sponsor as a result of the Proposed Action. Construction of the Proposed Project is expected to be completed in 2023.

II. EXISTING CONDITIONS

Land Use and Zoning

The project area is comprised of six tax lots, which are grouped into four Development Sites in East Harlem (see **Figure A-1** and **Table A-1**). Development Site A (Block 1674, Lot 104) has a lot area of approximately 1,898 square feet (sf) and is currently vacant. Development Site A has approximately 25 feet of frontage along the north side of East 102nd Street between Second and First Avenues. Development Site A is zoned C1-5/R8A.

Development Site B (Block 1688, Lot 34) has a lot area of approximately 2,523 sf and is currently vacant. Development Site B has approximately 25 feet of frontage along the south side of East 117th Street between Second and First Avenues. Development Site B is zoned R7B.

Development Site C (Block 1815, Lots 5 and 6) has a lot area of approximately 4,827 sf. Development Site C, which is a portion of the Pleasant Village Community Garden, has approximately 47.84 feet of frontage along the north side of East 118th Street between Pleasant Avenue and a cul-de-sac where the street terminates. Development Site C is zoned R7B. Pleasant Village Community Garden also includes adjoining land with frontage on Pleasant Avenue; that adjoining community garden area is not part of the development site and would not be directly affected by the proposed action. The community garden on the development site operates under a temporary license agreement with HPD that permits the community garden to use this site on an interim basis until HPD is ready to move forward with its redevelopment.

Project Location of all Development Sites

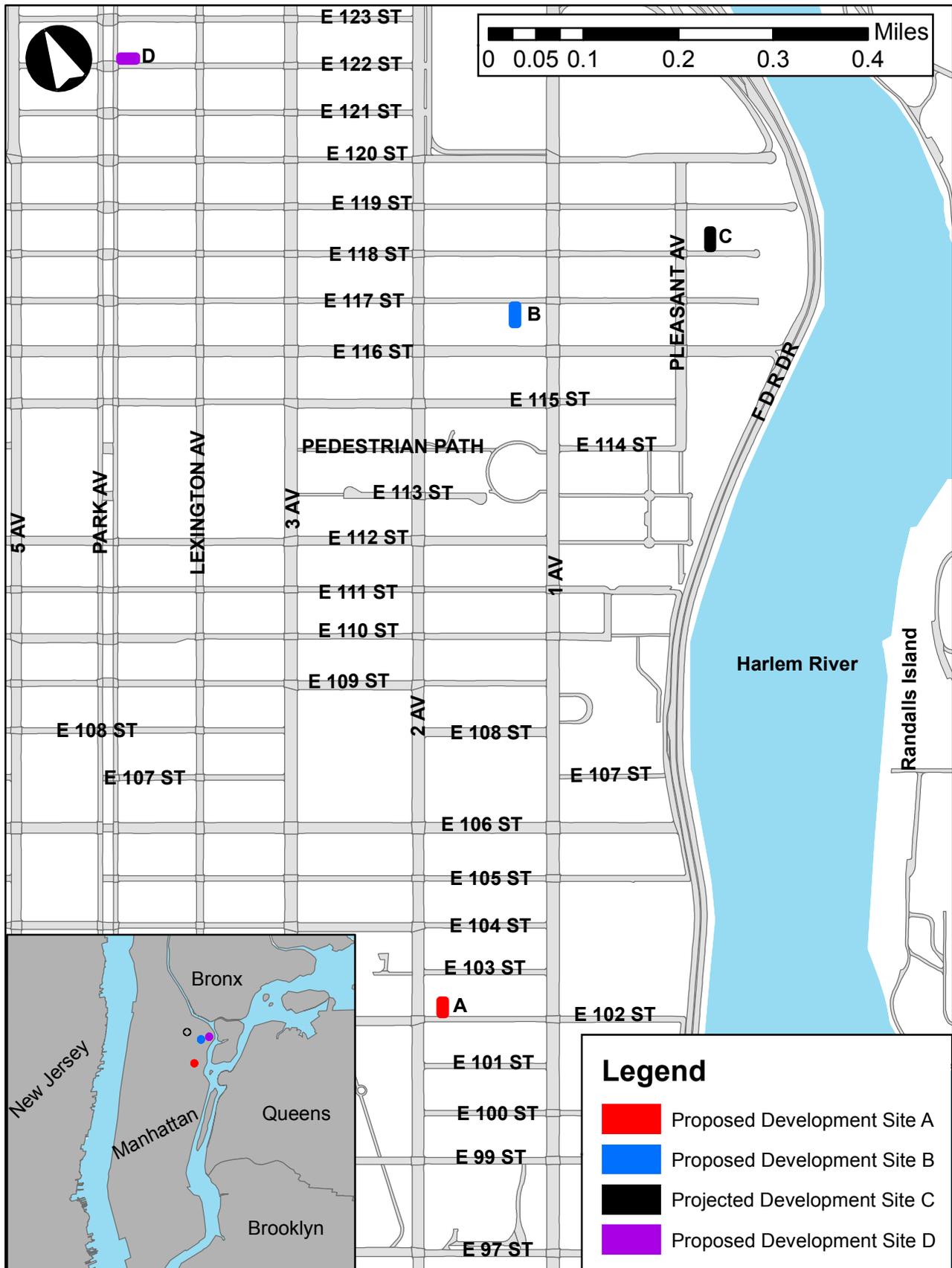


Table A-1: Project Site - Existing Conditions

Development Site A					
Block	Lot	Address	Zoning District	Land Use	Lot Area (SF)
1674	104	303 East 102 nd Street	C1-5/R8A	Vacant	1,898
Development Site B					
1688	34	338 East 117 th Street	R7B	Vacant	2,523
Development Site C					
1815	5 & 6	505 East 118 th Street	R7B	Community Garden	4,827
Development Site D					
1771	1 & 2	1761 Park Avenue	M1-6/R10 (MIH)	Community Garden	4,583
<i>Total</i>					<i>13,831</i>

Development Site D (Block 1771, Lots 1 and 2) has a lot area of approximately 4,583 sf. Development Site D, which is a portion of the Jackie Robinson Community Garden, has approximately 50.92 feet of frontage along the east side of Park Avenue between East 122nd and East 123rd Streets and 91.94 feet of frontage on the north side of E. 122nd Street extending east from intersection with Park Avenue. Development Site D is zoned M1-6/R10 (MIH). The community garden on the development site operates under a temporary license agreement with HPD that permits the community garden to use this site on an interim basis until HPD is ready to move forward with its redevelopment. **Figure A-2 through Figure A-2d** shows the existing site conditions for all four Development Sites.

III. THE PROPOSED ACTION

HPD is seeking the approval of discretionary actions and the Project Sponsor is seeking financing from HPD that would facilitate the development of four buildings containing approximately 83 affordable housing DUs and 11,101 gsf of commercial space in the East Harlem neighborhood of Manhattan. The buildings would not provide accessory or public parking. The discretionary action includes the disposition of City-owned property for each of the four sites. In addition to the ULURP approvals, the proposed action would receive public financing, such as through the Neighborhood Construction Program.

The required approvals for the Proposed Project are described below and summarized in **Table A-2**. The proposed development for each site is described in detail below and summarized in **Table A-3**, and **Figures A-3a to A-3d** present plans and sections for each site.

Table A-2: Summary of Required Approvals

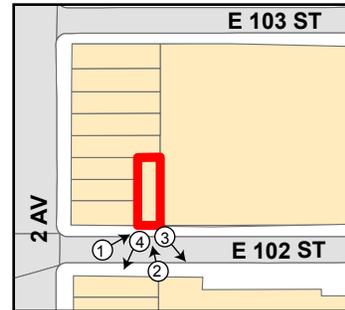
Type of Action	Applicant	Brief Description
Disposition of City-owned Property	HPD	Disposition of City-owned property (6 tax lots) to a developer designated by HPD
HPD Financing	HPD on behalf of project sponsor	HPD construction financing will be sought for affordable housing developments



1) Looking northeast from midblock of E 102nd Street between 1st and 2nd Avenues



2) Looking north from midblock of E 102nd Street between 1st and 2nd Avenues



3) Looking southeast from Development Site toward E 102nd Street and 1st Avenue



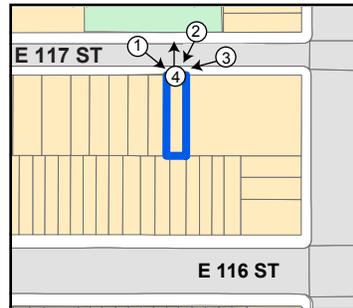
4) Looking southwest from the Development Site toward E 102nd Street and 2nd Avenue



1) Looking southeast from midblock toward Development Site B



3) Looking southwest from sidewalk toward Development Site B



2) Looking southwest from midblock of E 117th Street towards Development Site B



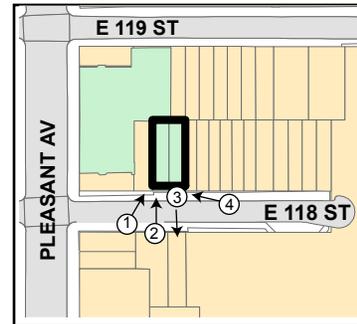
4) Looking north away from Development Site B



1) Looking northeast on E 118th Street towards Development Site C



2) Looking north at Development Site C from E 118th Street



3) Looking south away from Development Site C on E 118th



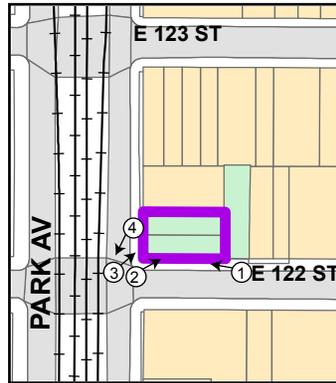
4) Looking northwest on E 118th Street towards Development Site C



1) Looking west on E 1122nd Street towards Development Site D



3) Looking northeast towards Development Site D from the corner of E 122nd Street and Park Avenue



2) Looking west at Development Site C from the corner of E 122nd Street and Park Avenue



4) Looking south on Park Avenue from the corner of E 122nd Street

Table A-3: Proposed Project

Development Site A								
Block	Lot	Address	Proposed Height (including mechanical bulkhead)	Number of Stories	Residential GSF	Total DUs	Retail GSF	Total Proposed GSF
1674	104	303 East 102 nd Street	62'8"	5	5,506	6	2,497	8,975
Development Site B								
Block	Lot	Address	Proposed Height	Stories	Residential GSF	Total DUs	Retail GSF	Total Proposed GSF
1688	34	338 East 117 th Street	61'-6"	5	7,580	7	-	8,316
Development Site C								
Block	Lot	Address	Proposed Height	Stories	Residential GSF	Total DUs	Retail GSF	Total Proposed GSF
1815	5 & 6	505 East 118 th Street	70'-2"	6	16,403	18	-	17,505
Development Site D								
Block	Lot	Address	Proposed Height	Stories	Residential GSF	Total DUs	Retail GSF	Total Proposed GSF
1771	1 & 2	1761 Park Avenue	142'	13	44,400	52	8,604	55,623
<i>Total</i>					73,889	83	11,101	90,419

Development Site A

Development Site A would include a five-story (approximately 54 feet to roof; 63 feet to mechanical bulkhead/solar panels) residential and commercial building located at 303 East 102nd Street (see **Figure A-3a**). The building at Development Site A would be approximately 8,975 gsf and include approximately 6 DUs, 2,497 gsf of retail space, and a one level cellar for commercial and mechanical use. Development Site A would include a green roof, solar panels and a rainwater collection system. The rear yard of Development Site A would be available to building residents. The Proposed Project would be completed and occupied in spring 2023.

Development Site B

Development Site B would include a five-story (approximately 53 feet to roof; 62 feet to mechanical bulkhead/solar panels) residential building located at 338 East 117th Street. It would be approximately 8,316 gsf and include approximately 7 DUs (see **Figure A-3b**). Development Site B would not include a cellar. The rear yard of Development Site B would be available to building residents. Development Site B would include a green roof, solar panels and a rainwater collection system. The Proposed Project would be completed and occupied in spring 2023.

Development Site C

Development Site C would include one six-story (approximately 61 feet to roof; 70 feet to mechanical bulkhead/solar panels) residential building located at 505 East 118th Street. It would be approximately 17,505 gsf and would include approximately 18 DUs (see **Figure A-3c**). Development Site C would not include a cellar. The rear yard of Development Site C would be available to residents as well as a rooftop terrace. Development Site C would include a green roof, solar panels and a rainwater collection system. The Proposed Project would be completed and occupied in spring 2023.

Development Site D

Development Site D would include one 13-story (approximately 134 feet to roof; 142 feet to mechanical bulkhead/solar panels) residential and commercial building located at 1791 Park Avenue. It would be approximately 55,623 gsf and would include approximately 52 DUs and 8,604 gsf of commercial space on the ground floor (see **Figure A-3d**). Development Site D will include one level for mechanical use. Development Site D would include a green roof, solar panels and a rainwater collection system. There would be an outdoor green wall adjacent to the Jackie Robinson Community Garden and a rooftop terrace available to building residents. The Proposed Project would be completed and occupied in spring 2023.

IV. PURPOSE AND NEED FOR THE PROPOSED ACTION

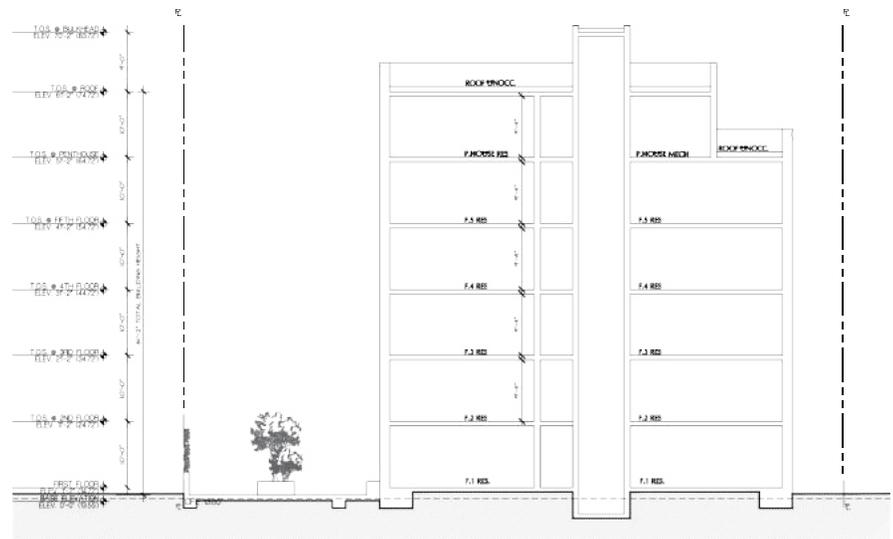
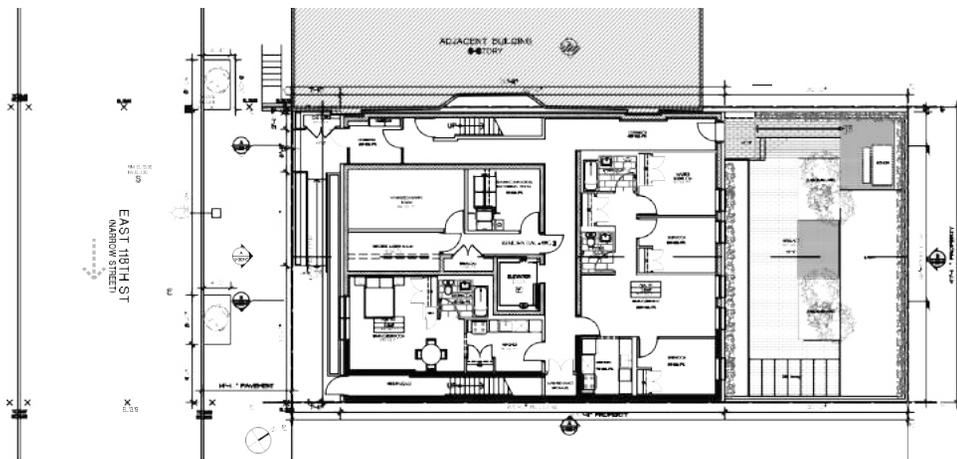
The Proposed Project would create new affordable housing development on vacant and underutilized lots in an area where a strong demand for affordable housing exists. In addition, the Proposed Project would bring further redevelopment and improvement to the neighborhood.

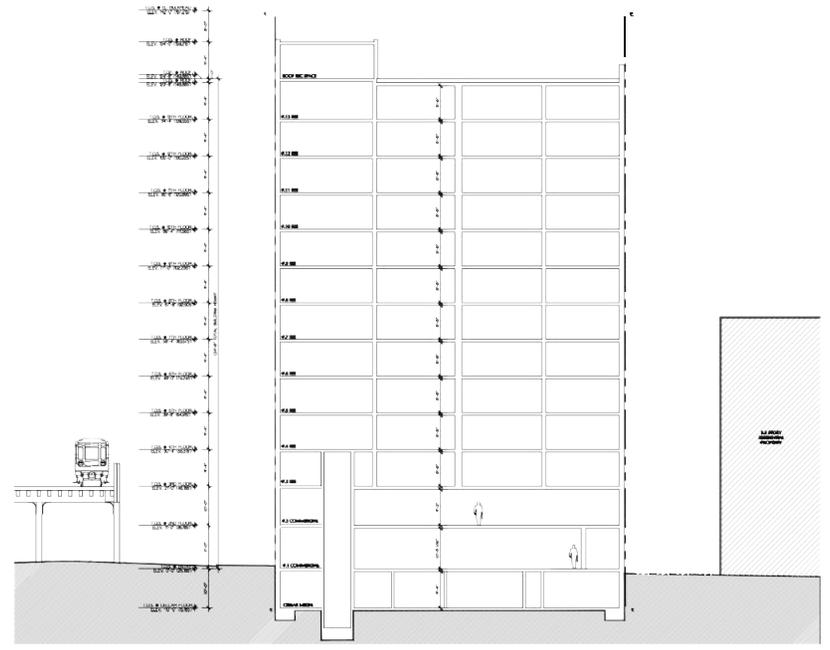
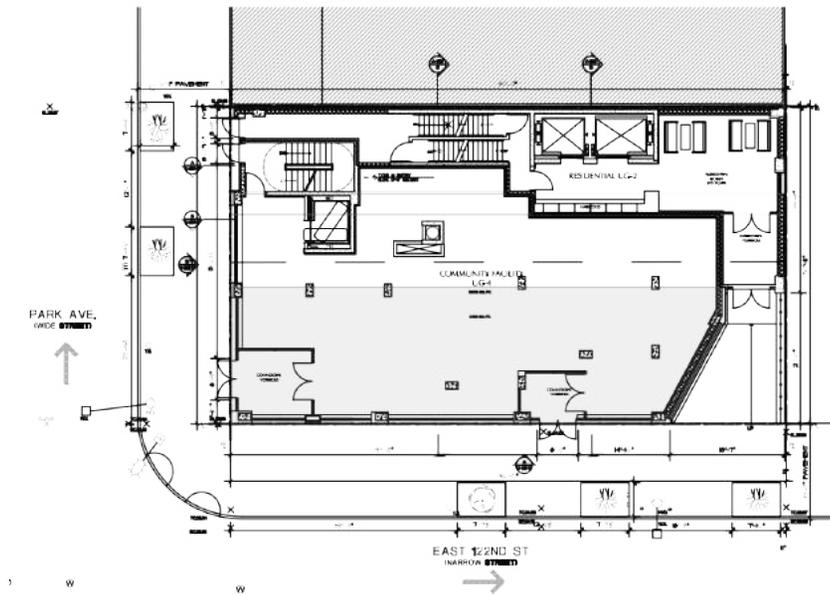
V. ANALYSIS FRAMEWORK

In order to assess the potential effects of the Proposed Project, the “Future without the Proposed Action (No-Action Condition)” and “Future with the Proposed Action (With-Action Condition)” are analyzed for an analysis year, or “Build Year” of 2023. The future With-Action condition identifies the amount, type, and location of development that is expected to occur by 2023 as a result of the Proposed Action. The future No-Action condition identifies similar development projections for 2023 absent the Proposed Action. The incremental difference between the With-Action and No-Action conditions serve as the basis for impact analyses in this EAS.

Future without the Proposed Action (No-Action Condition)

In the 2023 future without the Proposed Action, it is expected that there would be no new development on the Development Sites and all six lots would remain as vacant or as portions of community gardens operating under temporary license agreements on an interim basis until HPD is ready to move forward with their redevelopment.





Future with the Proposed Action (With-Action Condition)

As discussed above under “The Proposed Action”, the Proposed Action would facilitate the development of four buildings that would include a total of approximately 81 affordable DUs (plus two superintendent’s units for a total of 83 units) and approximately 11,101 gsf of commercial space. The Proposed Project is expected to take approximately 23 months to construct and would be completed and fully occupied in 2023. The net increment of approximately 83 dwelling units and approximately 11,101 gsf of commercial space will represent the basis for environmental analyses in this EAS.

Possible Effects of the Proposed Action

The incremental difference between the No-Action condition and the With-Action condition on the Proposed Development Sites provides the basis by which the potential environmental effects are evaluated in the EAS. Therefore, the EAS analyzes an incremental net increase of 83 affordable dwelling units (approximately 47,719 gsf), approximately 11,101 gsf of local retail and a net reduction of approximately 6,971 sf of temporary community garden space. Also, the EAS analyzes the incremental change from sites with no buildings to new buildings as described above and with foundations and, on two sites, cellars.

Table A-4: Comparison of 2023 No-Action and With-Action Conditions

Use	Existing / No-Action	With-Action ¹	Increment
Residential (Affordable)	0 gsf 0 DUs	73,889 gsf 83 DUs	+73,889 gsf +83 DUs
Local Retail	0 gsf	11,101 gsf	+11,101 gsf
Temporary Garden Space	6,971 gsf	0 gsf	- 6,971
Population/Employment ²	Existing/No-Action	With-Action	Increment
Residents	0 residents	198 residents	+198 residents
Workers	0 workers	36 workers	+36 workers

Notes:

¹All figures are approximate and subject to change.

²Assumes 1 worker per 25 DUs and 3 workers per 1,000 gsf of local retail

VI. REQUIRED APPROVALS

The disposition of City-owned property is an action subject to both the Uniform Land Use Review Procedure (ULURP), as well as the City Environmental Quality Review (CEQR). ULURP is a process that allows public review of proposed action at four levels: The Community Board; the Borough President; the City Planning Commission; and if applicable, the City Council. The procedure mandates time limits for each stage to ensure a maximum review period of seven months. Through CEQR, agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment.

In addition to the ULURP approvals, the Proposed Project will seek construction financing from HPD at a later date.

ATTACHMENT B
SUPPLEMENTAL SCREENING

A. INTRODUCTION

This Environmental Assessment Statement (“EAS”) has been prepared in accordance with the guidance and methodologies presented in the 2020 *City Environmental Quality Review (“CEQR”) Technical Manual*. For each technical area, thresholds are defined, which, if met or exceeded, require that a detailed technical analysis be undertaken. Using this guidance, preliminary screening assessments were conducted for the proposed action to determine whether detailed analysis of any technical area may be appropriate. Part II of the EAS Form identifies those technical areas that warrant additional assessment. For some of those technical areas that warranted a “Yes” answer in Part II of the EAS Form, including Historic and Cultural Resources; Hazardous Materials; and Construction, supplemental screening assessments are provided in this attachment and no further assessment is warranted. For other technical areas that warranted a “Yes” answer in Part I of the EAS Form, including Land Use, Zoning, and Public Policy; Open Space; Shadows; Transportation; Air Quality; Noise; Public Health; and Neighborhood Character, an impact determination cannot be made at this time and therefore further assessment, including detailed analyses as warranted, will be provided in the EIS. Table B-1 presents a summary of analysis screening information for the proposed action.

The remaining technical areas detailed in the *CEQR Technical Manual* were not deemed to require supplemental screening because they do not trigger initial *CEQR* thresholds and/or are unlikely to result in significant adverse impacts. The areas screened out from any further assessment include: Socioeconomic Conditions; Community Facilities and Services; Urban Design; Natural Resources; Water and Sewer Infrastructure; Solid Waste and Sanitation Services; Energy; and Greenhouse Gas Emissions.

As described in Attachment A, “Project Description”, the proposed project would be the re-development of four Development Sites. 303 East 102nd Street would contain a five-story, 62’-8”-foot tall residential and commercial building with approximately 8,975 gross square feet (gsf), including 5,506 gsf of residential space (6 dwelling units (DUs)) and 2,497 gsf of local retail space (“Development Site A”). 338 East 117th Street would contain a five-story, 61’-6”-foot tall residential building with approximately 8,316 gsf (7 DUs) (“Development Site B”). 505 East 118th Street would contain a six-story, 71’-2”-foot tall residential building with approximately 17,505 gsf (18 DUs) (“Development Site C”). 1761 Park Avenue would contain a 13-story, 134’-foot tall residential and commercial building with approximately 55,623 gsf, including 44,400 gsf of residential space (52 DUs) and 8,604 gsf of retail space (“Development Site D”). The proposed project would contain a total of approximately 81 affordable dwelling units (DUs) (plus two superintendent’s units for a total of 83 units) and approximately 11,101 gsf of commercial space.

Table B-1: Analysis Summary

CEQR TECHNICAL AREA	SCREENED OUT PER EAS FORM	SCREENED OUT PER SUPPLEMENTAL SCREENING	DETAILED ANALYSIS IN EIS
Land Use, Zoning, & Public Policy			X
Socioeconomic Conditions	X		
Community Facilities and Services	X		
Open Space			X
Shadows			X
Historic & Cultural Resources		X	
Urban Design & Visual Resources	X		
Natural Resources	X		
Hazardous Materials		X	
Infrastructure	X		
Solid Waste & Sanitation Services	X		
Energy	X		
Transportation - Traffic & Parking - Transit - Pedestrians			X X X
Air Quality - Mobile Sources - Stationary Sources			X
Greenhouse Gas Emissions	X		
Noise			X
Public Health			X
Neighborhood Character			X
Construction		X	

B. SUPPLEMENTAL SCREENING AND SUMMARY OF DETAILED ANALYSES

Land Use, Zoning, & Public Policy

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

The proposed action includes the disposition of City-owned property, i.e., the six tax lots comprising Development Sites A, B, C, and D. In addition, several public policies are

applicable to the Project Area and surrounding area, including *Harlem-East Harlem Urban Renewal Plan*, the *Community District 11 197-a Plan* area, *Comprehensive Manhattan Waterfront Plan*, *Housing New York 2.0*, *One New York* and the NYC Waterfront Revitalization Program. Therefore, consistent with the guidance of the *2020 CEQR Technical Manual*, an assessment of land use, zoning, and public policy is warranted, and will be included the Environmental Impact Statement (EIS), as described in the Draft Scope of Work (DSOW).

Open Space

Based on the *2020 CEQR Technical Manual*, an open space assessment is warranted if an action would directly affect an open space, or if it would increase the population by more than 200 residents or 500 workers in areas that have not been designated as either areas that are “well-served” or “under-served” by open space.

The proposed action would result in a total of 198 new residents at Development Sites A, B, C and D. All of the Developments Sites (A, B, C and D) are located in an area that is defined as neither “well-served” nor “under-served” by open space. As the new buildings on Development Site A, B, C and D are located in an area neither “well-served” nor “under-served” by open space and would introduce less than 200 new residents, an analysis of open space is not warranted. The lead agency, in consultation with the NYC Department of Parks and Recreation, has determined that the proposed action would result in significant adverse impacts related to shadows on one open space resource: the Jackie Robinson Community Garden. Although an analysis is not required, due to the anticipated significant adverse impact, an open space assessment will be provided in the EIS, as described in the DSOW.

Shadows

A shadows assessment considers proposed action that result in new shadows long enough to reach a publicly accessible open space or historic resource (except within an hour and a half of sunrise or sunset). For proposed action resulting in structures less than 50 feet high, a shadow assessment is generally not necessary unless the site is adjacent to a park, historic resource, or important natural feature (if the features that make the structure significant depend on sunlight). According to the *CEQR Technical Manual*, some open spaces contain facilities that are not sunlight-sensitive, and do not require a shadow analysis including paved areas (such as handball or basketball courts) and areas without vegetation.

As detailed in Attachment A, “Project Description,” the proposed new building on Development Sites A would be 5 stories with a height of 62’-8”, including mechanical bulkhead. The proposed new building on Development Site B would be 5 stories with a height of 61’-6”, including mechanical bulkhead. The proposed new building on Development Site C would be 6 stories with a height of 70’-2”, including mechanical bulkhead. The proposed new building on Development Site D would be 13 stories with a height of 142’, including mechanical bulkhead.

As sunlight sensitive open space resources are located within the vicinity of Development Sites B, C, and D, a shadows assessment is required and will be provided in the EIS. The lead

agency, in consultation with the NYC Department of Parks and Recreation, has determined that the proposed action would result in significant adverse shadows impact on Jackie Robinson Community Garden. The EIS will identify this impact and will consider measures that could potentially avoid, minimize, or mitigate (partially or fully) this impact.

Historic and Cultural Resources

Historic resources are defined as districts, buildings, structures, sites and objects of historical, aesthetic, cultural, and archaeological importance. This includes properties that have been designated or are under consideration as New York City Landmarks (NYCLs) or Scenic Landmarks or are eligible for such designation; properties within New York City Historic Districts; properties listed or formally determined eligible for the State and/or National Register of Historic Places (S/NR); and National Historic Landmarks. According to the *CEQR Technical Manual* guidance, a study area defined by a radius of 400 feet from the boundaries of the project site is typically adequate to assess potential impacts on historic/architectural resources.

A letter from the New York City Landmarks Preservation Commission (LPC) (see Appendix 1), dated October 2, 2019, identified that Development Site A (Block 1674, Lot 104) has no archaeological or architectural significance. Development Site B (Block 1688, Lot 34) has no archaeological significance and is located within the S/NR listed East Harlem Historic District. Development Site C (Block 1815, Lots 5 & 6) has no archaeological significance on either of the lots. Development Site C, Lot 5, is located within the S/NR listed East Harlem Historic District, while Lot 6 is not. Development Site D (Block 1771, Lots 1 & 2) has no archaeological significance on either lot. Development Site D, Lot 2, is located within the S/NR listed East Harlem Historic District, while Lot 1 is not.

Architectural Resources

An assessment of architectural resources is usually required for projects that are located adjacent to historic or landmarked structures, or are located within a locally or nationally recognized historic district. Some of the proposed development sites are located within a locally or nationally recognized historic district. However, the New York City Landmarks Preservation Commission (NYC LPC) has not raised any concerns, such as contextual effects, about the Development Sites and a potential impact on the S/NR historic district (see Appendix 1 for NYC LPC Environmental Review letter dated October 2, 2019). Per the NYC LPC Environmental Review letter, NR listed properties need to go to SHPO for review. During the DEIS process, SHPO will be consulted. Therefore, the proposed action would not have the potential to result in a significant adverse historic and cultural resources impact and further analysis is not warranted. As discussed below, during the construction phase any historic structures within 90-feet of the Development Sites would be protected by ensuring adherence to all applicable construction guidelines and the requirements laid out in TPPN #10/88. Therefore, the Proposed Developments would not be expected to cause any significant adverse construction-related impacts to historic resources.

Archaeological Resources

The proposed action would not have the potential to result in any effects on archaeological resources as LPC has determined that the none of the development sites are archaeologically sensitive. Therefore, the proposed action would not have the potential to result in a significant adverse historic and cultural resources impact and further analysis is not warranted.

Hazardous Materials

As defined in the *CEQR Technical Manual*, a hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semivolatile organic compounds, methane, polychlorinated biphenyls and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the *CEQR Technical Manual*, the potential for significant adverse impacts from hazardous materials can occur when: (a) hazardous materials exist on a site, and (b) an action would increase pathways to their exposure; or (c) an action would introduce new activities or processes using hazardous materials.

AEI Consultants conducted Phase I Environmental Site Assessments (ESAs) for all four Development Sites (see Executive Summaries in Appendix 2a). The Phase I ESA was conducted on January 4, 2018 for Development Site A; January 8, 2019 for Development Site B; February 13, 2019 for Development Site C; and February 13, 2019 for Development Site D.

Site History

Development Site A

Development Site A is located midblock on East 102nd Street between First and Second Avenues in Manhattan (Block 1674, Lot 104). Development Site A is rectangular in shape and is currently vacant. Development Site A was previously occupied by a 5-story mixed used building. The site has been vacant since 1939.

Development Site B

Development Site B is located midblock on East 117th Street between First and Second Avenues in Manhattan (Block 1688, Lot 34). Development Site B is rectangular in shape and is currently vacant. Development Site B was previously occupied by a 5-story mixed used or solely residential building until the 1990s. The site has served as a vacant lot for parking or storage until the present.

Development Site C

Development Site C is located midblock on East 118th Street between Pleasant Avenue and a cul de sac where the street terminates in Manhattan (Block 1815, Lots 5 & 6). Development

Site C is rectangular in shape and is temporarily occupied by a portion of the Pleasant Village Community Garden, which is operating under a temporary license agreement with HPD which allows for garden-related activities until they are to be developed. The community garden will be offered relocation sites within other nearby existing Department of Parks and Recreation licensed gardens. Development Site C was previously occupied by a residential building from 1896 to 1992. The vacant residential building on a portion of Site C was demolished in 1992. From 1992-2014 both lots were vacant. Development Site C began operating under the temporary license agreement mentioned above in 2015.

Development Site D

Development Site D is located at the northeast corner of East 122nd Street and Park Avenue in Manhattan (Block 1771, Lots 1 & 2). Development Site B is rectangular in shape and is temporarily occupied by a portion of the larger Jackie Robinson Community Garden, which is operating under a temporary license agreement with HPD which allows for garden-related activities until they are to be developed. The community garden will be offered relocation sites within other nearby existing Department of Parks and Recreation licensed gardens. Development Site D was previously occupied by a residential building until 1985 when the 5-story mixed-use building was demolished. The site was vacant from 1985-2009. Development Site D began operating under the temporary license agreement mentioned above in 2009.

Phase I ESA

A Phase I ESA is intended to define the historical uses of the Subject Property and identify any potential Recognized Environmental Conditions (RECs) that could warrant further consideration, in accordance with ASTM International Standard Practice E1527-13 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process). Phase I reports were created for all of the Development Sites. Below is a discussion of the Phase I Reports for each Development Site.

Development Site A

The Phase I report dated January 4, 2018, identified one recognized environmental condition (“REC”) in connection with Development Site A.

Recognized Environmental Condition

- Spill #0806736

The Phase I report recommends a subsurface investigation of Development Site A prior to redevelopment to determine if the subject property has been impact by the REC. AEI Consultants prepared a Phase II Work Plan (Work Plan) and Health and Safety Plan (HASP) to perform further investigation of Development Site A. The NYC Department of Environmental Protection (DEP), in a letter dated October 1, 2019, approved the Work Plan and HASP for Development Site A.

A Remedial Investigation Report (RIR) (Phase II) (see Executive Summary in Appendix 2b) was completed in accordance with the approved Work Plan and provides sufficient information for establishment of remedial action objectives, evaluation of remedial action alternatives, and selection of a remedy pursuant to RCNY§ 43-1407(f). The RIR, dated March 2020, did not identify any Underground Storage Tanks (USTs) or other subsurface features of concern; and Trichloroethene (TCE) concentrations require no further action. The RIR found semi-volatile organic compounds (SVOCs), pesticides, and metals were detected in the soil, heavy metals were detected in the groundwater, and the soil vapor analysis detected several volatile organic compounds (VOCs) and trichloroethene (TCE).

Accordingly, a Remedial Action Plan (RAP) and associated Construction Health and Safety Plan (CHASP) will be prepared, reviewed and approved by DEP (see Appendix 1: Agency Correspondence dated October 27, 2020). The completion of site remediation work, carried out subject to continued DEP oversight and approval, will be required pursuant to the land disposition agreement (LDA) that will set conditions that must be satisfied for the closing of project financing. With this institutional control in place, the proposed action would not have the potential to result in a significant adverse hazardous materials impact.

Development Site B

The Phase I report, dated January 8, 2018, did not identify any RECs in connection with Development Site B. Per DEP guidance, a Phase II and subsequent Remedial Action Plan (RAP) and associated Construction Health and Safety Plan (CHASP) will be prepared, reviewed and approved by DEP (see Appendix 1: Agency Correspondence dated October 16, 2020). The completion of site remediation work, carried out subject to continued DEP oversight and approval, will be required pursuant to the LDA that will set conditions that must be satisfied for the closing of project financing. With this institutional control in place, the proposed action would not have the potential to result in a significant adverse hazardous materials impact.

Development Site C

The Phase I report, dated February 13, 2019, did not identify any RECs in connection with Development Site C. Per DEP guidance, a Phase II and subsequent Remedial Action Plan (RAP) and associated Construction Health and Safety Plan (CHASP) will be prepared, reviewed and approved by DEP (see Appendix 1: Agency Correspondence dated October 16, 2020). The completion of site remediation work, carried out subject to continued DEP oversight and approval, will be required pursuant to the LDA that will set conditions that must be satisfied for the closing of project financing. With this institutional control in place, the proposed action would not have the potential to result in a significant adverse hazardous materials impact.

Development Site D

The Phase I report, dated February 13, 2019, did not identify any RECs in connection with Development Site D. Per DEP guidance, a Phase II and subsequent Remedial Action Plan

(RAP) and associated Construction Health and Safety Plan (CHASP) will be prepared, reviewed and approved by DEP (see Appendix 1: Agency Correspondence dated October 16, 2020). The completion of site remediation work, carried out subject to continued DEP oversight and approval, will be required pursuant to the LDA that will set conditions that must be satisfied for the closing of project financing. With this institutional control in place, the proposed action would not have the potential to result in a significant adverse hazardous materials impact.

Therefore, the proposed action would not have the potential to result in a significant adverse hazardous materials impact.

Transportation

The objective of a transportation analysis is to determine whether a proposed action may have a potentially significant adverse impact on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, safety of all roadway users (pedestrians, bicyclists, and vehicles), on- and off-street parking or goods movement.

The *CEQR Technical Manual* identifies minimum development densities that potentially require a transportation analysis as shown in Table 16-1 of the *CEQR Technical Manual*. The proposed action exceeds the applicable threshold in Table 16-1 and a Level 1 (Project Trip Generation) Screening Assessment should be prepared. In most areas of the city, including the project area, if the proposed action is projected to result in fewer than 50 peak-hour vehicle trips, 200 peak-hour subway/rail or bus transit riders, or 200 peak-hour pedestrian trips, it is unlikely that further analysis would be necessary. If these trip-generation screening thresholds are exceeded, a Level 2 (Project-generated Trip Assignment) Screening Assessment should be prepared to determine if the proposed action would generate or divert 50 peak-hour vehicle trips through any intersection, 200 peak-hour subway trips through a single station, 50 peak-hour bus trips on a single bus route in the peak direction, or 200 peak-hour pedestrian trips through a single pedestrian element. If any of these Level 2 screening thresholds are met or exceeded, detailed analysis for the respective mode is required.

A preliminary travel demand forecast for the proposed action was prepared and is presented in the DSOW. As indicated therein, the preliminary indication is that detailed transportation analyses can be screened out, subject to confirmation. The EIS will present the finalized travel demand forecast. Although it is not anticipated, if it is found that detailed transportation analyses are warranted, they also will be provided in the EIS.

Air Quality (Stationary Sources)

According to the guidance provided in the *CEQR Technical Manual*, air quality analyses are conducted in order to assess the effect of an action on ambient air quality (i.e., the quality of the surrounding air), or effects on the project because of ambient air quality. Air quality can be affected by “mobile sources,” pollutants produced by motor vehicles, and by pollutants produced by fixed facilities, i.e., “stationary sources.” As per the *CEQR Technical Manual*, an air quality assessment should be carried out for actions that can result in either significant

adverse mobile source or stationary source air quality impacts. Per the EAS Form, further analysis of air quality mobile sources has been screened out in accordance with *CEQR Technical Manual* assessment screening thresholds. As the proposed action would result in new heating, ventilation, and air conditioning systems that would ventilate emissions into ambient air, per *CEQR Technical Manual* Chapter 17, “Air Quality,” Section 220, an assessment of emissions is warranted and will be provided in the EIS. The proposed project is also located within 1,000 feet of a large combustion emission source with a State Facility Permit, therefore a major source analysis is warranted and will be provided in the EIS.

Noise

The proposed action would generate or reroute vehicular traffic and introduce new or additional receptors near heavily trafficked roadways. Accordingly, a detailed noise analysis is required to identify the noise attenuation necessary to provide acceptable interior noise levels for the proposed project, this will be provided in the EIS. Building attenuation required to provide acceptable interior noise levels will also be examined and discussed in the EIS, as described in the DSOW.

Public Health

The *CEQR Technical Manual* indicates that for most proposed projects, a detailed public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other *CEQR* analysis areas, such as hazardous materials, air quality, or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in other *CEQR* analysis areas, such as hazardous materials, air quality, or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area.

Per the analyses provided in this EAS, the proposed project required supplemental screening or detailed analyses of hazardous materials, air quality, and noise. Accordingly, further analysis is required and will be provided in the EIS, as described in the DSOW.

Neighborhood Character

Neighborhood character is an amalgam of various elements that give neighborhoods their distinct “personality.” According to the *CEQR Technical Manual*, a preliminary assessment may be appropriate if a project has the potential to result in significant adverse impacts in the technical areas of land use, zoning, and public policy, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, and noise; or when the project may have moderate effects on several of these elements that define a neighborhood’s character. The proposed action is expected to affect one element of the surrounding area’s neighborhood character, shadows. Therefore, an analysis of the proposed action’s effects on neighborhood character will be provided in the EIS, as described in the DSOW.

Construction

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, and the integrity of historic resources, community noise patterns, and air quality conditions. Based on *CEQR Technical Manual* guidance, where the duration of construction is expected to be short-term (two years or less), any impacts resulting from construction generally do not require detailed assessment. Each Development Site (A/B/C/D) is expected to have a construction period of up to 24 months. Since the duration of construction is expected to be short-term (two years or less) for all Development Sites, any impacts resulting from construction generally do not require detailed assessment.

Although temporary, construction impacts can include noticeable and disruptive effects from an action that is associated with construction or could induce construction. Determination of the significance of construction impacts and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise patterns, and air quality conditions.

The proposed action would result in temporary disruptions including construction related traffic, dust, noise, or mobile source emissions. However, these effects would be temporary, as the duration of construction activities for the proposed development are not expected to exceed 24 months and construction activity would be limited to the hours of 7:00 AM to 5:00 PM on weekdays, although some workers would arrive and begin to prepare work areas before 7:00 AM. Occasionally, a Saturday or overtime hours could be required to complete time-sensitive tasks. Weekend work requires a permit from the DOB and, in certain instances, approval of a noise mitigation plan from DEP under the New York City Noise Code.

Construction staging would primarily occur on the Development Sites, and construction is not expected to adversely affect surrounding land uses. As required by City regulations, sidewalk protection bridges and full height plywood barriers would be installed to protect the public right of way. Periodic lane and sidewalk closures likely would be required to facilitate material delivery, construction debris removal, and related activities. Standard practices would be followed to ensure safe pedestrian and vehicular access to nearby buildings and along affected streets and sidewalks.

During construction, access to all adjacent buildings, residences, and other uses would be maintained according to the regulations established by the NYC Department of Buildings (DOB). Noise associated with construction would be limited to typical construction activities and would be subject to compliance with the New York City Noise Code and the United States Environmental Protection Agency (EPA) noise emission standards for construction equipment. These controls and the temporary nature of construction activity would assure that there would be no significant adverse noise impacts associated with construction activity.

The New York City Building Code provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. As the Development Site is located within the East Harlem Historic District, additional protective measures apply to NYCLPC-designated Landmarks and S/NR- listed historic buildings located within 90 linear feet of a proposed construction site. For these structures, the NYCDOB's Technical Policy and Procedure Notice (TPPN) #10/88 applies. TPP #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent NYCLPC-designated or S/NR- listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Adjacent historic resources, as defined in the procedure notice, only include designated New York City Landmarks (NYCLs), properties within NYCL historic districts, and listed S/NR properties that are within 90 feet of a lot under development or alteration. They do not include S/NR-eligible, NYCL-eligible, potential, or unidentified architectural resources. Construction period impacts on any designated historic resources would be minimized, and the historic structures would be protected, by ensuring that adjacent development projected as a result of the proposed action adheres to all applicable construction guidelines and follows the requirements laid out in TPPN #10/88. Therefore, the Proposed Development would not be expected to cause any significant adverse construction-related impacts to historic resources.

While construction of the Proposed Developments would result in temporary disruption in the surrounding area, including noise, dust, traffic associated with the delivery of materials, and arrival of workers on the development site, the incremental effects of the Proposed Development, if any, would be negligible. Therefore, no impacts from construction are expected under the Proposed Developments.

APPENDIX 1
AGENCY CORRESPONDENCE

ENVIRONMENTAL REVIEW

Project number: HOUSING PRESERVATION AND DEV. / LA-CEQR-M
Project: LAS RAICES EAST HARLEM
Date Received: 10/2/2019

Comments: as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

Properties with no Architectural or Archaeological significance:

- 1) 303 EAST 102 STREET, BBL: 1016740104
- 2) 1761 PARK AVENUE, BBL: 1017710001
- 3) 507 EAST 118 STREET, BBL: 1018150006

Properties with Architectural and No Archaeological significance:

- 1) 338 EAST 117 STREET, BBL: 1016880034, STATE/NATIONAL REGISTER FINDINGS: LISTED NR HISTORIC DISTRICT, COMMENTS: EAST HARLEM HD.
- 2) PARK AVENUE, BBL: 1017710002, STATE/NATIONAL REGISTER FINDINGS: PROPERTY W/IN NATIONAL REGISTER HD
- 3) 505 EAST 118 STREET, BBL: 1018150005, STATE/NATIONAL REGISTER FINDINGS: LISTED NR HISTORIC DISTRICT, COMMENTS: EAST HARLEM HD.

Comments: NR listed properties need to go to SHPO for review.



10/2/2019

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 34537_FSO_GS_10022019.docx



October 1, 2019

Matthew Juliana
Deputy Director, Environmental Planning
New York City Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Vincent Sapienza, P.E.
Commissioner

**Re: 303 East 102nd Street
Block 1674, Lot 104
CEQR # 20HPD002M**

Angela Licata
Deputy Commissioner of
Sustainability

Dear Mr. Juliana:

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
Fax (718) 595-4422
alicata@dep.nyc.gov

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the August 2019 Phase II Work Plan (Work Plan) and Health and Safety Plan (HASP) prepared by prepared by AEI Consultants on behalf of Las Raices NCP c/o MDG Design + Construction (applicant) for the above referenced project. It is our understanding that the applicant is seeking construction financing from the New York City Department of Housing Preservation and Development (HPD) to facilitate the development of a new 88-unit, 76,184 square foot affordable housing development with 12,371 square feet of commercial space.

The August 2019 Work Plan proposes to advance three borings to a depth of 20 feet beneath ground surface (bgs), to groundwater, or refusal (whichever is shallower). A shallow sample from 0-2 feet bgs and a deep sample between two feet bgs and the terminus of boring will be collected from each of the three test borings that represents the highest likelihood of contamination. If no indications of contamination are noted, the deep sample will be collected from the terminus of the boring or the 6-inch interval just above the apparent groundwater surface, whichever is encountered first. One soil boring will be converted to a temporary well point where one groundwater sample will be collected. Soil and groundwater samples will be analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls by EPA Method 8082 and Target Analyte List Metals (filtered and unfiltered for groundwater samples). A total of two soil vapor samples will be collected at a minimum depth of 5 feet bgs. Soil vapor samples will be collected and analyzed for VOCs via EPA Method TO-15.

Based upon our review of the submitted documentation, we have the following comments and recommendations to HPD:

- HPD should inform the applicant that the soil vapor samples should be collected at a depth comparable to the depth of foundation footings or at least 1 foot above the water table in areas where the groundwater table is less than 6 feet below grade.

DEP finds the August 2019 Work Plan and HASP for the proposed project acceptable, as long as the aforementioned information is incorporated into the Work Plan. HPD should inform the applicant that upon completion of the investigation activities, the applicant should submit a detailed Phase II report to DEP for review and approval. The report should include, at a minimum, an executive summary, narrative of the field activities, laboratory data and conclusions, comparison of soil, groundwater and soil vapor analytical results (i.e., New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375, NYSDEC Water Quality Regulations, and the New York State Department of Health's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York), updated site plans depicting sample locations, boring logs, and remedial recommendations, if warranted.

Future correspondence and submittals related to this project should include the following CEQR # **20HPD002M**. If you have any questions, you may contact Scott Davidow, P.G. at (718) 595-7716.

Sincerely,



Wei Yu

Deputy Director, Hazardous Materials

- c: R. Weissbard
S. Davidow
T. Estes
M. Wimbish
R. Lucas
C. Nazaire - HPD



October 27, 2020

Matthew Juliana
Director, Environmental Planning
New York City Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Vincent Sapienza, P.E.
Commissioner

**Re: 303 East 102nd Street
Block 1674, Lot 104
CEQR # 20HPD002M**

Angela Licata
*Deputy Commissioner of
Sustainability*

Dear Mr. Juliana:

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
Fax (718) 595-4422
alicata@dep.nyc.gov

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the March 2020 Remedial Investigation Report (Phase II) prepared by AEI Consultants on behalf of Las Raices NCP c/o MDG Design + Construction (applicant) for the above referenced project. It is our understanding that the applicant is seeking construction financing from the New York City Department of Housing Preservation and Development (HPD) to facilitate the development of a new affordable housing development. The development will consist of a new 5-story mixed-commercial and residential building with a subgrade area encompassing the entire lot (approximately 1,838 square feet) and providing a total of approximately 5,863 square feet of gross floor area (7,761 square feet including the basement). The development will be comprised of seven units of low to moderate-income housing and two commercial spaces. The total unit distribution will consist of six one-bedrooms and one two-bedroom units. The proposed development would be constructed in conformance with the project Site's R8 and C1-5 overlay zoning district.

During the January 2020 fieldwork, 3 soil borings were advanced to depths of 16 feet below grade surface (bgs). 6 soil samples, one groundwater sample and two soil vapor samples were collected. The shallow sample was collected from a 1-2 feet bgs interval and the deep sample was collected from the 11-12 feet bgs interval. One groundwater sample was collected from a temporary well. Soil and groundwater samples were analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls (PCBs) by EPA Method 8082, and Target Analyte List (TAL) metals by EPA Method 6010 (total and dissolved for groundwater samples). Soil vapor samples were analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that VOCs and PCBs were either non-detect (ND) or below their respective New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs). Several SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene and indeno(1,2,3-cd) pyrene), several pesticides (4,4'-DDD, 4,4'-DDE, 4,4'-DDT and dieldrin) and several metals (arsenic, barium, cadmium, copper, lead, mercury and zinc) were detected above their NYSDEC Unrestricted, Restricted Residential and/or Commercial Use SCOs.

The groundwater analytical results revealed that VOCs, SVOCs, pesticides and PCBs were either ND or below their respective NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Class GA Ambient Water Quality Standards and Guidance Values. Several metals (arsenic, barium, iron, lead, manganese and sodium) were detected above their NYSDEC TOGS Standards and Guidance Values.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 4-ethyltoluene, acetone, benzene, cis-1,2-dichloroethene, cyclohexane, dichlorodifluoromethane, ethanol, ethyl acetate, ethylbenzene, heptane, isopropanol, n-hexane, o-xylene, p/m-xylene, tertiary butyl alcohol, tetrachloroethene, toluene and trichloroethene (TCE)) were detected. TCE was detected above its Air Guideline Value (August 2015 update) in the New York State Department of Health's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. TCE was detected at a maximum concentration of 8.6 $\mu\text{g}/\text{m}^3$.

Based upon our review of the submitted documentation, we have the following comments and recommendations to HPD:

- HPD should instruct the applicant to develop and submit a Remedial Action Plan (RAP) for the proposed project for review and approval. The RAP should delineate the requirements for items including: transportation and disposal of soils; soil stockpiling; dust control; air monitoring; dewatering; removal/closure of underground storage tanks and/or aboveground storage tanks if encountered; engineering controls; capping with concrete/asphalt and/or imported clean fill; installation of vapor barrier; installation of sub-slab depressurization system (SSDS), etc.
- HPD should instruct that applicant that a vapor barrier (minimum thickness of 20-mil) should be incorporated into the design plan of the proposed project. The manufacturer's specifications with thickness information of the proposed vapor barrier should be included in the RAP.
- The soil vapor analytical results revealed that TCE was detected at concentrations up to 8.6 $\mu\text{g}/\text{m}^3$. TCE was detected above its Air Guideline Value (August 2015 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. Therefore, HPD should inform the applicant that in addition to the proposed vapor barrier system, a passive SSDS with the capability of being converted to an active SSDS if warranted based on future conditions should be incorporated into the design plan of the proposed project. Design diagrams and specifications of the proposed SSDS should be included in the RAP.

- HPD should instruct the applicant that for all areas, which will be landscaped or covered with grass (not capped), a minimum of two feet of DEP approved clean fill/top soil must be imported from an approved facility/source and graded across all landscaped/grass covered areas of the sites not capped with concrete/asphalt. The clean fill/top soil must be segregated at the source/facility, have qualified environmental personnel collect representative samples at a frequency of one (1) sample for every 250 cubic yards, analyze the samples for Target Compound List VOCs by EPA Method 8260, SVOCs by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and TAL metals by a New York State Department of Health Environmental Laboratory Approval Program certified laboratory, compared to NYSDEC 6 NYCRR Part 375 Environmental Remediation Programs. Upon completion of the investigation activities, the applicant should submit a detailed clean soil report for DEP review and approval prior to importation and placement on-site. The report should include, at a minimum, an executive summary, narrative of the field activities, laboratory data, and comparison of soil analytical results (i.e., NYSDEC 6 NYCRR Part 375 Environmental Remediation Programs).
- HPD should instruct the applicant to submit a site-specific Construction Health and Safety Plan (CHASP) on the basis of possible exposure of both on-site personnel and the surrounding community to contaminants from the proposed project. The CHASP should identify the possible locations and risks associated with the potential contaminants that may be encountered, and the administrative and engineering controls that will be utilized to mitigate concerns.
- HPD should instruct the applicant that soil disturbance should not occur without DEP's written approval of the RAP and CHASP.

Future correspondence and submittals related to this project should include the following CEQR # **20HPD002M**. If you have any questions, you may contact Scott Davidow, P.G. at (718) 595-7716.

Sincerely,



Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
S. Davidow
T. Estes
M. Wimbish
R. Lucas
S. Owrang - HPD



November 16, 2020

Matthew Juliana
Director, Environmental Planning
New York City Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Vincent Sapienza, P.E.
Commissioner

**Re: 338 East 117th Street; Block 1688, Lot 34 (Site B)
505-507 East 118th Street; Block 1815, Lots 5 and 6 (Site C)
1761-1763 Park Avenue; Block 1771, Lots 1 and 2 (Site D)
CEQR # 20HPD002M**

Angela Licata
*Deputy Commissioner of
Sustainability*

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
Fax (718) 595-4422
alicata@dep.nyc.gov

Dear Mr. Juliana:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the January 2018 and February 2019 Phase I Environmental Site Assessments (Phase I) prepared by AEI Consultants on behalf of Las Raices NCP c/o MDG Design + Construction (applicant) for the above referenced project. It is our understanding that the applicant is proposing to develop a total of four buildings containing a total of approximately 83 affordable dwelling units (DUs) and approximately 9,623 gross square feet (gsf) of commercial space in Manhattan Community District 11. The proposed development includes a total of six tax lots grouped into four separate Development Sites; 303 East 102nd Street (Site A), 338 East 117th Street (Site B), 505 East 118th Street (Site C), and 1761 Park Avenue (Site D). Development Site A would be approximately 8,982 gsf and include approximately 6 DUs and 1,380 gsf of retail space. Development Site B would be approximately 8,306 gsf and include approximately 7 DUs. Development Site C would be approximately 17,311 gsf and would include approximately 18 DUs. Development Site D would be approximately 43,632 gsf and would include approximately 52 DUs and 8,243 gsf of commercial space on the ground floor. Development Sites A and B are currently vacant lots. Development Sites C and D are interim community gardens.

338 East 117th Street; Block 1688, Lot 34 (Site B)

The January 2018 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial and industrial uses including a manufactory of super carbonate of soda, a coal yard, a Con Ed Gas Company, stone works, a milk company, metal works, bottling works, a bakery, lumber storage, a public school, a hospital, auto repair, etc. Regulatory databases identified 26 spills within 1/8-mile; 16 underground storage tank sites, 5 dry cleaners and 50 aboveground storage tank sites within 1/4 mile; and 47 leaking storage tank sites within a 1/2-mile of the subject property.

505-507 East 118th Street; Block 1815, Lots 5 and 6 (Site C)

The February 2019 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial and industrial uses including a Con Ed Gas Co., stone works, a wire factory, a coal and wood yard, an oil company, Standard Gas Light Co., garages with gasoline tanks, a paint factory, an auto wrecking yard, a gasoline filling station, Street Cleaning Dept., etc. Regulatory databases identified 26 spills within 1/8-mile; 12 underground storage tank sites, 1 dry cleaner and 28 aboveground storage tank sites within 1/4 mile; and 36 leaking storage tank sites within a 1/2-mile of the subject property.

1761-1763 Park Avenue; Block 1771, Lots 1 and 2 (Site D)

The February 2019 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial and industrial uses including a Chinese laundry, roofers, an insulation company, a florist, a metal works facility, grocery store, a laundromat, a tailor store, a candy store, auto repair, a clothing manufacturer, a Con Ed Substation, a furniture store, plumbing supplies, a gasoline filling station, etc. Regulatory databases identified 13 spills within 1/8-mile; 10 underground storage tank sites, 3 dry cleaners and 56 aboveground storage tank sites within 1/4 mile; and 65 leaking storage tank sites within a 1/2-mile of the subject property.

Based upon our review of the submitted documentation, we have the following comments and recommendations to HPD:

- HPD should inform the applicant that based on the historical on-site and/or surrounding area land uses, a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/characterize the surface and subsurface soils, groundwater and soil vapor of the subject property, and to inform and disclose the measures necessary to avoid impacts from hazardous materials. A Phase II Investigation Protocol/Work Plan summarizing the proposed drilling, soil, groundwater, and soil vapor sampling activities should be developed in accordance with the *City Environmental Quality Review Technical Manual* and submitted for DEP review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil, groundwater, and soil vapor sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for the presence of volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls by EPA Method 8082, and Target Analyte List metals (filtered and unfiltered for groundwater samples). The soil vapor sampling should be conducted in accordance with NYSDOH's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method TO-15. An Investigation Health and Safety Plan (HASP) should also be submitted for DEP review and approval.

- HPD should also instruct the applicant that the Phase II Work Plan and HASP should be submitted for DEP review and approval prior to the start of any fieldwork.

Future correspondence and submittals related to this project should include the following CEQR # **20HPD002M**. If you have any questions, you may contact Scott Davidow, P.G. at (718) 595-7716.

Sincerely,



Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
S. Davidow
T. Estes
M. Wimbish
R. Lucas
S. Owrang - HPD

APPENDIX 2A
HAZARDOUS MATERIALS REPORTS: PHASE 1
ENVIRONMENTAL SITE ASSESSMENTS

Site A Phase I ESA
Provided is the Executive Summary for Site A. The
full report is provided in a separate document.



AEI Consultants

January 4, 2018

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property Information:

303 East 102nd Street
New York, New York County, New York 10029

AEI Project No. 392692

Client Reference Name: Las Raices East Harlem Project

Prepared For:

Las Raices NCP
c/o MDG Design + Construction
1328 New York Avenue
Huntington Station, New York 11746

Prepared By:

AEI Consultants
30 Montgomery Street, Suite 220
Jersey City, New Jersey 07302-3829

Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by MDG Design + Construction to conduct a Phase I ESA in conformance with AEI's contract and the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 303 East 102nd Street, New York, New York County, New York (the "subject property"). Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

Pertinent subject property information is noted below:

PROPERTY INFORMATION	
Site Address(es)	303 East 102nd Street, New York, New York County, New York 10029
Property ID (APN or Block/Lot)	Block 1674, Lot 104
Location	Northeast side of East 102nd Street between 2nd Avenue to the northwest and 1st Avenue to the southeast
Property Type	Vacant Land
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	1,898 SF (0.044 acres)/NYCity Map
Number of Buildings	None
Building Construction Date(s)	N/A
Building Square Footage (SF)/Source	N/A/N/A
Number of Floors/Stories	N/A
Basement or Subgrade Area(s)	N/A
Number of Units	N/A
Additional Improvements	N/A
On-site Occupant(s)	N/A
Current On-site Operations/Use	None
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	None identified

A chronological summary of historical subject property information is as follows:

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
Pre-1896	Unknown use/Data failure; refer to Section 1.6.1	City directories, Sanborn fire insurance maps, aerial photographs, agency records
1896-1924	Improved with a 5-story mixed-use building (303 East 102nd Street)	Sanborn maps, aerial photograph
1924-1939	Unknown use/Data failure; refer to Section 1.6.1	City directories, Sanborn fire insurance maps, aerial photographs, agency records

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
1939-Present	Unimproved land, utilized for storage between circa 2010 and 2012, and overgrown vacant land since at least 2012 (303 East 102nd Street)	Sanborn maps, aerial photographs, agency records, city directories

The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
Northeast	Unimproved land/None (1990 2nd Avenue) and mixed use commercial ground floor with parking and residences above/Mixed-use (304-322 E 103rd Street)	RCRA-LQG, Manifest, FINDS/FRS
Southeast	Mixed use commercial ground floor with parking and residences above/Mixed-use (305-319 E 102nd Street)	310 East 103rd Street: Manifest
Southwest	East 102nd Street, followed by: Metro Rx with residences above/Mixed-use (1892 2nd Avenue)	None identified
Northwest	No. 1 Pretty Nail Salon with residences above/Mixed-use (1984 2nd Avenue and 301 East 102nd Street) Unimproved land/None (1986 and 1988 2nd Avenue)	301 East 102nd Street: AST 1986 2nd Avenue: RCRA-NonGen (x2), Manifest (x2), FINDS/FRS (x2) 1988 2nd Avenue: Spills

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

FINDINGS

Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- Spill No. 0806736 was reported at 1988 Second Avenue, the northwestern adjoining property, on September 15, 2008. According to notes in the regulatory database, one (1) 5,000-gallon No. 6 heating oil tank located at 1988 2nd Avenue leaked, causing oil to appear on the ground during construction on the property addressed as 1986 2nd Avenue (also adjoining to the subject property to the northwest). 1986 2nd Avenue was being excavated to lay a new building foundation when No. 6 oil was observed oozing out of the sidewall into the bottom of the excavation. Groundwater was present and contaminated liquids were pumped out. Due to structural concern and presence of material associated with construction equipment for the new No. 7 subway line, the removal of the tank at 1988 2nd Avenue was not feasible until the foundation at 1986 2nd Avenue was poured. Interim remediation measures were reportedly being

taken and a vapor barrier was to be installed at 1986 2nd Avenue. Reportedly, multiple other unregistered tanks were found at 1988 2nd Avenue including one (1) 4,000-gallon No. 4 heating oil tank which was pumped out in August 2008. Details on any other tanks at 1988 2nd Avenue were not provided. A site visit conducted by the New York State Department of Environmental Conservation (NYSDEC) in 2008 found that construction at 1986 2nd Avenue had halted due to financial conditions. Water was observed in the excavation through the fence but no sheen was observed or visible in the area.

Reportedly, tank removal and remediation would commence once the excavation at 1986 2nd Avenue was backfilled to street level. By June 2009, the excavation at 1986 2nd Avenue was backfilled and steel bars were noted in the area of a tank at 1988 2nd Avenue. At that time, the owner of the property, identified only as "Mr. Lenarier," was informed that the NYSDEC would require registration of all tanks found at the site, followed by tank removals, soil delineation, and end point sampling. Mr. Lenarier indicated that the property and the adjacent sites were being used as a storage yard for the Metropolitan Transportation Authority's (MTA's) contractor equipment during the repairs being made to a local subway line. The timeline for subway maintenance completion was identified as possibly 2017.

The property continued to be occupied by MTA construction equipment in subsequent NYSDEC visits to the site in 2013, 2015, and 2016. In 2016, Impact Environmental was reportedly contracted by EWMI (environmental consulting firm) who was hired by the owner of the site. Impact Environmental would reportedly be conducting the environmental investigation/remediation work upon site redevelopment. An inspection conducted onsite in May 2017 found 1986 and 1988 2nd Avenue to be vacant overgrown land. As of August 2017, no remedial work had been conducted. The NYSDEC noted that following the removal of the MTA contractor equipment from the site, removal of any tanks and associated contamination (through soil and groundwater delineation and remediation) would be required.

On August 16, 2018, AEI submitted an online Freedom Of Information Law (FOIL) request to the NYSDEC for information regarding any remediation that has been conducted to address this spill. The NYSDEC provided AEI with the Spill Report Form, which provided the same detail as the regulatory database. In addition to the Spill Report Form, the NYSDEC provided a letter, dated March 31, 2010, that identified that the spill was a violation of New York State law and that the release would remain open until all tanks were registered, soil was delineated, and end point sampling was conducted. The NYSDEC requested this information in a report to be submitted within two months of the date of the letter. Another letter, dated August 3, 2015, indicated that the property ownership and environmental responsibility was being transferred. The new owner was identified as 1988 Second Avenue holding, LLC. The new owner had reportedly agreed to assume responsibility for all environmental conditions at the site. No further information was provided regarding this spill.

During the onsite reconnaissance, AEI observed multiple monitoring wells on these adjoining sites as well as the north adjoining property, which were all vacant overgrown land. It is presumed that the monitoring wells may have been installed as part of

an investigation; however, no soil excavation was apparent. Based on the information provided in the regulatory database and from the NYSDEC, it does not appear that corrective action at this site has been completed to close the spill; therefore, the spill remains open. On December 20, 2018, AEI contacted EWMI, who was reported to be associated with addressing this Spill in at least 2016. As of this writing, AEI has not received a response from EWMI.

Although a responsible party has been identified in association with this release (per an August 3, 2015 letter), based on the close proximity to the subject property combined with the relative gradient and the lack of additional details concerning contamination delineation, AEI cannot rule out the possibility that the subsurface of the subject property has been adversely impacted. As such, Spill No. 0806736 represents a REC.

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- AEI did not identify evidence of HRECs during the course of this assessment.

Other Environmental Considerations (OEC) warrant discussion, but do not qualify as RECs as defined by the ASTM Standard Practice E1527-13. These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

- AEI did not identify evidence of Other Environmental Considerations during the course of this assessment.

CONCLUSIONS, OPINIONS, AND RECOMMENDATIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of 303 East 102nd Street, New York, New York County, New York, the *subject property*. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

AEI did not identify evidence of RECs or CRECs in connection with the property except for those previously identified in the Findings section. AEI recommends the following:

- Subsurface investigation prior to redevelopment to determine if the subject property has been impacted by the adjoining release

Site B Phase I ESA
Provided is the Executive Summary for Site B.
The full report is provided in a separate
document.



AEI Consultants

January 8, 2018

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property Information:

338 East 117th Street
New York, New York County, New York 10035

AEI Project No. 392693

Client Reference Name: Las Raices East Harlem

Prepared For:

MDG Design + Construction
1328 New York Avenue
Huntington Station, New York 11746

Prepared By:

AEI Consultants
30 Montgomery Street, Suite 220
Jersey City, New Jersey 07302-3829

Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by MDG Design + Construction to conduct a Phase I ESA in conformance with AEI's contract and the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 338 East 117th Street, New York, New York County, New York (the "subject property"). Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

Pertinent subject property information is noted below:

PROPERTY INFORMATION	
Site Address(es)	338 East 117th Street, New York, New York County, New York 10035
Property ID (APN or Block/Lot)	Block 1688, Lot 34
Location	Southwest side of East 117th Street between 2nd Avenue to the northwest and 1st Avenue to the southeast
Property Type	Vacant Land
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	2,523 square feet (0.0579 acre)/NYCity Map
Number of Buildings	None
Building Construction Date(s)	N/A
Building Square Footage (SF)/Source	N/A/N/A
Number of Floors/Stories	N/A
Basement or Subgrade Area(s)	N/A
Number of Units	N/A
Additional Improvements	N/A
On-site Occupant(s)	None
Current On-site Operations/Use	Utilized as a staging and storage area for construction on an adjoining property
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	None identified

A chronological summary of historical subject property information is as follows:

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
Prior to 1896	Unknown use/Data failure; refer to Section 1.6.1	Aerial photographs, Sanborn maps, agency records, city directories
1896-1990	5-story mixed-use and/or solely residential building (only residential tenants were listed in city directories researched) (338 East 117th Street)	Aerial photographs, Sanborn maps, city directories
1990-1996	Unknown use/Data failure; refer to Section 1.6.1	City directories, Sanborn fire insurance maps, aerial photographs, agency records

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
1996-Present	Unimproved land used for parking in at least 2015 and storage in at least 2017	Aerial photographs

The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
Northeast	East 117th Street, followed by: Public School 155 and associated playground (319 East 117th Street)	AST, RCRA-SQG, Manifest, Spills
Southeast	Vacant commercial under construction on the ground floor with residential units above/Mixed-use (2269-2275 1st Avenue and 340-344 East 117th Street)	None identified
Southwest	Residential buildings/Residential (345 and 347 East 116th Street)	347 East 116th Street: RCRA-NonGen, Manifest, FINDS/FRS
Northwest	Residential building/Residential (336 East 117th Street)	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

FINDINGS

Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- AEI did not identify evidence of RECs during the course of this assessment.

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- AEI did not identify evidence of HRECs during the course of this assessment.

Other Environmental Considerations (OEC) warrant discussion, but do not qualify as RECs as

defined by the ASTM Standard Practice E1527-13. These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

- No records to indicate the presence of USTs were found during the course of this assessment. As such, it is possible that a 1966 oil burner application on file with the building department (see Section 4.3) is indicative of a former heating oil AST located within the former site building. If USTs are discovered during future redevelopment activities, they should be addressed according to regulatory agency rules.

CONCLUSIONS, OPINIONS, AND RECOMMENDATIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of 338 East 117th Street, New York, New York County, New York, the *subject property*. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

AEI did not identify evidence of RECs or CRECs in connection with the subject property during the course of this assessment. AEI recommends no further investigation for the subject property at this time.

Site C Phase I ESA
Provided is the Executive Summary for Site C.
The full report is provided in a separate
document.



AEI Consultants

February 13, 2019

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property Information:

505-507 East 118th Street
New York, New York County, New York 10035

Project Information:

AEI Project No. 392694
Client Project Name: Las Raices East Harlem Project

Prepared For:

Las Raices NCP
c/o MDG Design + Construction, LLC
1328 New York Avenue
Huntington Station, New York 11746

Prepared By:

AEI Consultants
30 Montgomery Street, Suite 220
Jersey City, New Jersey 07302-3829

Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence
Regional Focus
Local Solutions

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by MDG Design + Construction, LLC to conduct a Phase I ESA in conformance with AEI's contract and the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 505-507 East 118th Street, New York, New York County, New York (the "subject property"). Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

Pertinent subject property information is noted below:

PROPERTY INFORMATION	
Site Address(es)	505-507 East 118th Street, New York, New York County, New York 10035
Property ID (APN or Block/Lot)	Block 1815, Lot 5 and 6
Location	Northeast side of East 118th Street
Property Type	Vacant Land
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	0.11/Assessor Records
Number of Buildings	None
Building Construction Date(s)	N/A
Building Square Footage (SF)/Source	N/A
Number of Floors/Stories	N/A
Basement or Subgrade Area(s)	N/A
Number of Units	N/A
Additional Improvements	Chicken coop and pen area, and park benches
On-site Occupant(s)	Green Thumb Community Garden
Current On-site Operations/Use	Community garden and green space
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	None identified

A chronological summary of historical subject property information is as follows:

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
Prior to 1896	Unknown use/Data failure; refer to Section 1.6.1	Sanborn maps, aerial photographs, city directories, agency records
1896-1977	Two (2) five-story residential dwellings / Several residential tenants	Sanborn maps, aerial photographs, city directories, agency records
1977-1992	One (1) five-story vacant residential building and a vacant lot / Vacant	Sanborn maps, aerial photographs, city directories, agency records

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
1992-2014	Vacant land	Google street view, aerial photographs, city directories, agency records
2015-Present	Community garden	Google street view, aerial photographs, city directories, onsite observations

The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Community garden (342 Pleasant Avenue)	None identified
	Residential Building (506 East 119th Street)	
East	Vacant land (509 East 118th Street)	None identified
South	East 118th Street followed by:	None identified
	Residential buildings (502-504 East 118th Street)	
West	Residential building (503 East 118th Street)	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

FINDINGS

Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- AEI did not identify evidence of RECs during the course of this assessment.

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- AEI did not identify evidence of HRECs during the course of this assessment.

Other Environmental Considerations (OEC) warrant discussion, but do not qualify as RECs as defined by the ASTM Standard Practice E1527-13. These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

- The subject property was formerly developed with residential dwellings. Building records indicate the former buildings may have been heated utilizing fuel oil. The former residential dwellings contained basements, which would have been the typical location of former heating oil tanks. Additionally, no USTs or ASTs are registered to the subject property. As these buildings were demolished in 1977 (507 East 118th Street) and 1992 (505 East 118th Street), any former heating oil tanks are presumed to have been removed from the property at that time. Based on this information, the historic heating oil use onsite is not expected to represent a significant environmental concern at this time. If USTs or other in-ground features and/or impacted subsurface materials are encountered during planned redevelopment activities, they should be handled in accordance with applicable regulations.

CONCLUSIONS, OPINIONS, AND RECOMMENDATIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of 505-507 East 118th Street, New York, New York County, New York, the *subject property*. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

AEI did not identify evidence of RECs or CRECs in connection with the subject property during the course of this assessment. AEI recommends no further investigation for the subject property at this time. However, as noted above, if USTs or other in-ground features and/or impacted subsurface materials are encountered during planned redevelopment activities, they should be handled in accordance with applicable regulations.

Site D Phase I ESA
Provided is the Executive Summary for Site D.
The full report is provided in a separate
document.



AEI Consultants

February 13, 2019

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property Information:

1761-1763 Park Avenue
New York, New York County, New York 10035

Project Information:

AEI Project No. 392695
Client Reference Name. Las Raices East Harlem Project

Prepared For:

Las Raices NCP
c/o MDG Design + Construction, LLC
1328 New York Avenue
Huntington Station, New York 11746

Prepared By:

AEI Consultants
30 Montgomery Street, Suite 220
Jersey City, New Jersey 07302-3829

Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by MDG Design + Construction, LLC to conduct a Phase I ESA in conformance with AEI's contract and the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 1761-1763 Park Avenue, New York, New York County, New York (the "subject property"). Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

Pertinent subject property information is noted below:

PROPERTY INFORMATION	
Site Address(es)	1761-1763 Park Avenue, New York, New York County, New York 10035
Property ID (APN or Block/Lot)	Block 1771, Lots 1 and 2
Location	East side of the intersection of Park Avenue and East 122nd Street
Property Type	Vacant Land
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	0.11/Assessor Records
Number of Buildings	None
Building Construction Date(s)	N/A
Building Square Footage (SF)/Source	N/A
Number of Floors/Stories	N/A
Basement or Subgrade Area(s)	N/A
Number of Units	N/A
Additional Improvements	Shed, covered seating area, and park benches
On-site Occupant(s)	Jackie Robinson Community Garden
Current On-site Operations/Use	Community garden and green space
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	NY SPILLS (twice); refer to Section 5.1

A chronological summary of historical subject property information is as follows:

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
Prior to 1896	Unknown use/Data failure; refer to Section 1.6.1	Sanborn maps, aerial photographs, city directories, agency records
1896-1969	Two (2) five-story mixed-use buildings / Residential tenants and commercial tenants including, but not limited to, Chinese laundry (1939), roofers (1948), insulation company (1948), florist (1948), metal works facility (1951), grocery store (1955), laundromat (1962-1965), tailor store (1963), candy store (1963), and various retail stores (1968-1969)	Sanborn maps, aerial photographs, city directories, agency records

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
1969-1985	One (1) five-story mixed-use building and vacant land / Residential tenants and commercial tenants including, but not limited to, various retail stores (1969-1982)	Sanborn maps, aerial photographs, agency records
1985-2009	Vacant land	Sanborn maps, aerial photographs, city directories, agency records
2009-Present	Community garden	Google street view, aerial photographs, onsite observations

The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
Northwest	Park Avenue and elevated Metro-North railroad followed by: Residential development (51 East 122nd Street)	None identified
Northeast	Autobahn Service, Inc. auto repair shop (1765-1767 Park Avenue)	None identified
Southeast	Community garden (103 East 122nd Street)	None identified
Southwest	East 122nd Street followed by: Commercial/office building (100 East 122nd Street)	None identified
West	Intersection of Park Avenue/elevated Metro-North railroad and East 122nd Street followed by: Henry J. Carter Specialty Hospital (1752 Park Avenue)	AST, UST, RCRA-CESQG, Manifest

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

FINDINGS

Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- AEI did not identify evidence of RECs during the course of this assessment.

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- AEI did not identify evidence of HRECs during the course of this assessment.

Other Environmental Considerations (OEC) warrant discussion, but do not qualify as RECs as defined by the ASTM Standard Practice E1527-13. These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

- The subject property was formerly developed with mixed-use buildings. Building records indicate the former buildings may have been heated utilizing fuel oil. The former improvements onsite contained basements, which would have been the typical location of former heating oil tanks. As these buildings were demolished in 1969 (1763 Park Avenue) and 1985 (1761 Park Avenue), it is presumed that any former heating oil tanks would have been removed from the property at that time. Additionally, no ASTs or USTs are documented in association with the subject property. Based on this information, the historic heating oil use onsite is not expected to represent a significant environmental concern at this time. If any USTs or other in-ground features and/or impacted subsurface materials are encountered during planned redevelopment activities, they should be handled in accordance with applicable regulations.
- The former improvements onsite were occupied by a Chinese laundry facility in at least 1939, a metal works facility in at least 1951, and a laundromat in at least 1962-1965. Typically, Chinese laundry operations were hand-wash laundry facilities which did not operate dry cleaning machines. However, the potential still exists that chlorinated solvents, such as PCE could have been applied for spot removal. This type of application can reduce the potential for significant impacts when compared to typical PCE-dry cleaning operations, although the potential for subsurface impacts still exist. There is no additional information to suggest dry cleaning operations were performed at the former laundromat and a review of certificate of occupancy documents solely describes this former tenant as a Laundromat with no mention of dry cleaning operations. Laundromat facilities generally consist of coin-operated washing and dry machines for self-serve purposes. The metal works facility is only identified in the 1951 Sanborn map. Furthermore, the former improvements onsite contained basements which could act as secondary containment for activities that were conducted on the upper levels. These former structures were demolished in 1969 (1763 Park Avenue) and 1985 (1761 Park Avenue); excavation activities may have mitigated any near surface impacts. While subsurface sampling would be the most definitive way to determine if any impacts are present resulting from these former operations, based on the information discussed above the historic use of the subject property is not expected to represent a significant environmental concern.

CONCLUSIONS, OPINIONS, AND RECOMMENDATIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of 1761-1763 Park Avenue, New York, New York County, New York, the *subject property*. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

AEI did not identify evidence of RECs or CRECs in connection with the subject property during the course of this assessment. AEI recommends no further investigation for the subject property at this time. However, if any USTs or other in-ground features and/or impacted subsurface materials are encountered during planned redevelopment activities, they should be handled in accordance with applicable regulations.

APPENDIX 2B
HAZARDOUS MATERIALS REPORT: REMEDIAL
INVESTIGATION REPORT

**Provided is the Remedial Investigation Report's Executive Summary.
The full report is provided in a separate document.**

LAS RAICES

**303 EAST 102ND STREET
EAST HARLEM, NEW YORK**

Remedial Investigation Report

**CEQR Number 20HPD002M
Housing Preservation & Development (HPD)
Neighborhood Construction Program
Block 1674, Lot 104**

Prepared for:

Las Raices NCP
c/o MDG Design + Construction
1328 New York Avenue
Huntington Station, New York 11746
JCruz@mdgny.com

Prepared by:

AEI Consultants
20 Gibson Place, Suite 310
Freehold, New Jersey 07728

March 2020

EXECUTIVE SUMMARY

The Remedial Investigation Report (RIR) provides sufficient information for establishment of remedial action objectives, evaluation of remedial action alternatives, and selection of a remedy pursuant to RCNY§ 43-1407(f). The remedial investigation (RI) described in this document is consistent with applicable guidance.

Site Location and Current Usage

The subject property is located in the East Harlem section of New York, New York and is identified as Block 1674 and Lot 104 on the New York City Tax Map (hereafter referred to as the “Site”). Figure 1 is a Site location map. The Site is 1,898-square feet and is bounded by 304- 322 E 103rd street, a mixed use commercial ground floor with parking and residences to the northeast, 205-319 E 102nd street , a mixed use commercial with parking and residences above to the southeast, East 102nd Street, Metro Rx with residences to the southwest, and, 1984 2nd Avenue and 301 East 102nd Street, No.1 Pretty Nail with residences to the northwest. Nearby properties are illustrated on Figure 2. Currently, the Site is vacant land.

Summary of Proposed Redevelopment Plan

The proposal involves a request from the project sponsor, Las Raices NCP, for construction financing from the JP Morgan Chases’ Multifamily Loan Program and New York City Department of Housing Preservation and Development (HPD) to facilitate the development of a new affordable housing building in East Harlem, New York. The proposed project would be developed through HPD’s Neighborhood Construction Program.

Development at the Site will consist of a new 5-story mixed-commercial and residential building with a subgrade area encompassing the entire lot (approximately 1,838 square feet) and providing a total of approximately 5,863 square feet of gross floor area (7,761 square feet including the basement). The development will be comprised of seven (7) units of low to moderate-income housing and two commercial spaces. The total unit distribution will consist of six (6) one-bedrooms and one (1) two-bedroom units. The proposed development would be constructed in conformance with the project Site’s R8 and C1-5 overlay zoning district. According to the Environmental Assessment Statement (EAS), the proposed project would be implemented in a single phase and is expected to be completed and operational by 2020.

Water was observed in the excavation, but no sheen was observed or visible in the area. Reportedly, tank removal and remediation would commence once the excavation at 1986 2nd Avenue was backfilled to street level. By June 2009, the excavation at 1986 2nd Avenue was backfilled, and steel bars were noted in the area of a tank at 1988 2nd Avenue. In 2016, Impact Environmental was reportedly contracted by Environmental Waste Minimization Incorporated (EWMI) (environmental consulting firm) who was hired by the owner of the 1988 2nd Avenue property. Impact Environmental would reportedly be conducting the environmental investigation/remediation work upon site redevelopment. As of August 2017, no remedial work had been conducted. The NYSDEC noted that following the removal of the tanks and associated contamination, soil and groundwater delineation and remediation would be required.

During the on-site reconnaissance, AEI observed multiple monitoring wells on the 1986-1988 2nd Avenue property and 1990 2nd Avenue property, which were vacant and overgrown with vegetation. It is presumed that the monitoring wells may have been installed as part of an investigation; however, no soil excavation was apparent. Based on the information provided in the regulatory database and from the NYSDEC, it does not appear that corrective action at the adjacent properties had been completed to close the spill; therefore, the spill remains open.

Although a responsible party has been identified in association with this release (per an August 3, 2015 letter), based on the close proximity to the Site combined with the apparent groundwater flow direction, and the lack of additional details concerning contamination delineation, AEI could not rule out the possibility that the subsurface of the Site has been adversely impacted.

Summary of the Work Performed

AEI has completed a Limited Phase II investigation in accordance with an August 2019 Work Plan that was approved by the NYC Department of Environmental Protection (DEP) via letter dated October 1, 2019. The investigation included a geophysical survey and the collection of soil, groundwater, and soil vapor, to evaluate potential impacts to the subsurface.

A total of three (3) borings, SB-1 through SB-3, were advanced and sampled to assess soil quality. A temporary well point was installed, and groundwater sampled, at boring SB-3 for the assessment of water quality. Additionally, two vapor points were installed in borings SB-1 and SB-2 to assess soil gas quality.

Summary of the Environmental Findings

The geophysical survey did not identify any Underground Storage Tanks (USTs) or other subsurface features of concern, and the boring locations were cleared of potential utility conflicts at the proposed boring locations.

No Volatile Organic Compounds (VOCs), Polychlorinated Biphenyls (PCBs), or Pesticides were detected in the soil and groundwater samples at concentrations greater than their corresponding, NYSDEC Residential Soil Cleanup Objectives (SCOs) and Ambient Water Quality Standards (AWQS). There were slight exceedances of the NYSDEC Residential SCOs for Semi-Volatile Organic Compounds (SVOCs), specifically Polynuclear Aromatic Hydrocarbons (PAHs), and Metals in shallow and deeper soil at the Site. The corresponding constituents are consistent with urban/historic fill material known to be present in the vicinity of the Site, and do not appear to represent a release of hazardous materials.

Metals were the only constituents detected at elevated concentrations in the groundwater sample. As evidenced by the significantly lower concentrations of metal constituents in the filtered sample as compared to the unfiltered sample, most of the metal contaminants in the groundwater is attributable to soil particulates rather than actual water quality. The exceedances in soil and groundwater do not suggest a release and do not represent a concern at this time.

Trichloroethene (TCE) was detected in soil vapor sample SV-1 at 8.6 micrograms per cubic meter (ug/m^3) which exceeds the New York State Department of Health (NYSDOH) vapor intrusion screening level for TCE of 6 ug/m^3 . According to the NYSDOH Vapor Intrusion Guidance Matrix A, the applicable matrix for TCE, concentrations of TCE between 6 ug/m^3 and 60 ug/m^3 result in a “no further action”, “monitor”, or “mitigate” action, depending on indoor air concentrations.

The Site is located in a mixed-use area of East Harlem, New York. The Site is current zoned R8 and C1-5. The R8 District is a high-density residential district. A discussion of surrounding land use is presented below:

- Northeast: 304-344 103rd street runs along the northeast Site boundary and consists of a mixed-use commercial ground floor with residences and parking.
- Southeast: 305-319 E 102nd street runs along the southeast Site boundary and consists of a mixed-use commercial ground floor with residences and parking.
- Southwest: 1892 2nd Avenue runs along the southwest Site boundary and consists of Metro Rx with residences.
- Northwest: 1984 2nd Avenue and 301 East 102nd Street consists of No.1 Pretty Nail Salon with residences above.

Summary of Past Uses of Site and Recognized Environmental Concerns

The Phase I ESA report was prepared by AEI for Las Raices, dated January 4, 2018. This Phase I identified one Recognized Environmental Condition (REC).

Spill No. 0806736 was reported at 1988 Second Avenue, the northwestern adjoining property, on September 15, 2008. According to notes in the regulatory database, one (1) 5,000-gallon No. 6 heating oil tank located at 1988 2nd Avenue leaked, causing oil to appear on the ground during construction on the property addressed as 1986 2nd Avenue (also adjoining to the Site to the northwest). 1986 2nd Avenue was being excavated to lay a new building foundation when No. 6 oil was observed oozing out of the sidewall into the bottom of the excavation. Groundwater was present and contaminated liquids were pumped out. Due to structural concern and presence of material associated with construction equipment for the new No. 7 subway line, the removal of the tank at 1988 2nd Avenue was not feasible until the foundation at 1986 2nd Avenue was poured. Interim remediation measures were reportedly proposed, and a vapor barrier was to be installed at 1986 2nd Avenue. Reportedly, multiple other unregistered tanks were found at 1988 2nd Avenue including one (1) 4,000-gallon No. 4 heating oil tank which was pumped out in August 2008. Details on any other tanks at 1988 2nd Avenue were not provided.

A site visit conducted by the New York State Department of Environmental Conservation (NYSDEC) in 2008 found that construction at 1986 2nd Avenue had halted due to financial conditions.