



## 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** Dyker Heights Mixed-Use Development - 6208 8th Avenue

##### 1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)  
18DCP175K

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 City Planning

NAME OF LEAD AGENCY CONTACT PERSON

Robert Dobruskin

ADDRESS 120 Broadway, 31st Floor

CITY New York

STATE NY

ZIP 10271

TELEPHONE 212-720-3423

EMAIL

rdobrus@planning.nyc.gov

##### 2b. Applicant Information

NAME OF APPLICANT

6208 Realty LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Hiram Rothkrug, Environmental Studies Corp. Inc.

ADDRESS 55 Water Mill Road

CITY Great Neck

STATE NY

ZIP 11021

TELEPHONE 718-343-0026

EMAIL

hrothkrug@epdsco.com

##### 3. Action Classification and Type

###### SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):

**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, 6208 REALTY LLC, seeks a series of discretionary actions that would facilitate the development of a single lot (Block 5794, Lot 75, hereafter the "Development Site") in the Dyker Heights/Sunset Park area of Brooklyn Community District #10. The discretionary actions (hereafter, the "Proposed Actions") include: (1) A zoning map amendment from a C4-2 district to a C4-3 district; (2) A Special Permit pursuant to Section 74-531 to permit a number of accessory public parking spaces in excess of the required in a Large Scale General Development (Additional parking spaces or roof parking for accessory group parking facilities; and (3) Special Permit pursuant to Section 74-681 of the Zoning Resolution (Development within or over a railroad or transit right of way or yard) to allow a portion of a railroad right-of-way that will be covered to be included in the Development Site.

The Proposed Action would facilitate a mixed-use complex on the Development Site ("hereafter, the "Proposed Development") with commercial uses (hotel, office and variety of retail), residential use and community facility uses (school, library and ambulatory healthcare). The residential, office, hotel and medical uses would be spread apart between two towers, with the hotel/office/medical uses in a tower (Tower B) rising 12-stories (157 feet tall) and the residential tower (Tower A) rising to 12-stories (145 feet tall), with a base containing the retail and accessory parking. A second segment of the Tower B would contain the proposed hotel use and rise to 11-stories or 145 feet. The accessory parking would consist of 1,883 spaces spread between two sub-cellar levels and contain a mix of self-parking and automated parking and reservoir space.

In total, the Proposed Development would include 1,292,920 gross square feet (gsf) of space (4.8 FAR). This would entail 232,884 gsf of residential space (250 dwelling units), 99,099 gsf of ambulatory medical space (UG-4B), 37,987 gsf of school and library space (UG-4A), 85,589 square feet of office space (UG-6), 95,210 gsf of hotel space (UG-5A) and 342,092 gsf of retail space. The retail space would be spread between local retail in smaller units (UG-6), some general retail units (UG-6) and destination retail in larger units (UG-10A). The remaining gsf area would consist of 331,756 gsf of parking and loading area spread across four floors and 68,483 gsf of mechanical and corridor space.

In addition to the above discretionary actions, the applicant will seek approval from the FDNY for emergency site access, which is not subject to CEQR review. Prior to any approvals with the CPC however, an access plan with the FDNY must be approved.

Additionally, a Restrictive Declaration governs the Development Site and requires 300 accessory parking spaces to be made available for adjacent developments. This Restrictive Declaration would receive an amendment through the Board of Standards and Appeals (BSA) prior to certification. However this is not subject to CEQR review.

### Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 10	STREET ADDRESS 6208 8 <sup>th</sup> Avenue
TAX BLOCK(S) AND LOT(S) Block 5794, Lot 75		ZIP CODE 11220
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS C4-3		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY		ZONING SECTIONAL MAP NUMBER 22a

### 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 checked="" 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 type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:	
<input checked="" 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 type="checkbox"/> FUNDING OF PROGRAMS, specify:
<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 checked="" type="checkbox"/> OTHER, explain: FDNY Fire Access

### 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 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.):

Waterbody area (sq. ft.) and type:



Roads, buildings, and other paved surfaces (sq. ft.):	Other, describe (sq. ft.):
<b>7. Physical Dimensions and Scale of Project</b> (if the project affects multiple sites, provide the total development facilitated by the action)	
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 1,259,754	
NUMBER OF BUILDINGS: 1	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 1,259,754
HEIGHT OF EACH BUILDING (ft.): 145 feet and 157 feet	NUMBER OF STORIES OF EACH BUILDING: 12-stories
Does the proposed project involve changes in zoning on one or more sites? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify: The total square feet owned or controlled by the applicant: 158,311	
The total square feet not owned or controlled by the applicant: n/a	
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: 20,415,120 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 425,315 sq. ft. (width x length)	
<b>8. Analysis Year</b> <a href="#">CEQR Technical Manual Chapter 2</a>	
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2023	
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 72	
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO   IF MULTIPLE PHASES, HOW MANY? 4	
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: four phases of construction lasting approximately three years. The first two phases would consist of the base, while the remaining two would consist of the construction of each of the towers.	
<b>9. Predominant Land Use in the Vicinity of the Project</b> (check all that apply)	
<input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> MANUFACTURING <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK/FOREST/OPEN SPACE <input type="checkbox"/> OTHER, specify:	

## 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
<b>LAND USE</b>				
<b>Residential</b>	<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			Residential Tower	
No. of dwelling units			250	250
No. of low- to moderate-income units			50	50
Gross floor area (sq. ft.)			250,530	250,530
<b>Commercial</b>	<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 (UG 6 & 10A) Office (UG 6) Hotel (UG 5A)	
Gross floor area (sq. ft.)			342,092 (Retail) 85,589 (Office) 95,210 (Hotel)	342,092 (Retail) 85,589 (Office) 95,210 (Hotel)
<b>Manufacturing/Industrial</b>	<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:				
<b>Community Facility</b>	<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:				
Type			School & Library (UG 4A) Ambulatory Health Care (UG 4B)	
Gross floor area (sq. ft.)			37,987 (School/Library) 99,099 (Medical Office)	37,987 (School/Library) 99,099 (Medical Office)
<b>Vacant Land</b>	<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:				
<b>Publicly Accessible Open Space</b>	<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 type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):			62,225 privately mapped public open space	62,225 privately mapped public open space
<b>Other Land Uses</b>	<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," describe:			Parking (323,976 sf)	Parking (323,976 sf)
<b>PARKING</b>				
<b>Garages</b>	<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. of public spaces			300 (unattended)	300 (unattended)
No. of accessory spaces			1,583, 50 (reservoir)	1,583, 50 (reservoir)
Operating hours				
Attended or non-attended			Attended (motorized)	Attended (motorized)
<b>Lots</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	374	374		

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
No. of accessory spaces				
Operating hours				
<b>Other</b> (includes street parking)	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:				
<b>POPULATION</b>				
<b>Residents</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:			650	650
Briefly explain how the number of residents was calculated:	250 dwelling units x 2.6 (the average HH size in Brooklyn Community District 10)			
<b>Businesses</b>	<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			3 Retail Areas (UG 6 & 10A) Office space(UG 6) 250 Hotel rooms (UG 5A) School & Library space (UG 4A) Ambulatory Health Care area (UG 4B)	3 Retail Areas (UG 6 & 10A) Office space(UG 6) 250 Hotel rooms (UG 5A) School & Library space (UG 4A) Ambulatory Health Care area (UG 4B)
No. and type of workers by business			1,026 Retail Workers 201 Office Workers 48 Hotel Workers 27 School Workers 220 Medical Workers	1,026 Retail Workers 201 Office Workers 48 Hotel Workers 27 School Workers 220 Medical Workers
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Retail rate = 3 workers/1,000 sf; Office rate is one employee per 425 square feet; Hotel rate = 1 employee/2,000 sf; Medical worker rate = 1 employee per 450 square feet. Private school = 1 seat per 130 gsf and 1 worker per 11 seats.			
<b>Other</b> (students, visitors, concert-goers, etc.)	<input checked="" 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 any, specify type and number:			292 Students 375 Hotel Guests	292 Students 375 Hotel Guest
Briefly explain how the number was calculated:	Private school = 1 seat per 130 gsf and 1 worker per 11 seats. Hotel guests = 1.5 guests per room			
<b>ZONING</b>				
Zoning classification	C4-2	C4-2	C4-3	n/a
Maximum amount of floor area that can be developed	4.8 FAR	4.8 FAR	4.8 FAR	n/a
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential, Commercial, Public Parking	Residential, Commercial, Public Parking	Residential, Community Facility, Commercial, Public Parking	Residential, Community Facility, Commercial, Public Parking
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
<b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <a href="#">Consistency Assessment Form</a> .		
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(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 checked="" type="checkbox"/>	<input 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.		
<b>i. Direct Residential Displacement</b>		
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"/>
<b>ii. Indirect Residential Displacement</b>		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>iii. Direct Business Displacement</b>		
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 type="checkbox"/>
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
enhance, or otherwise protect it?		
<b>iv. Indirect Business Displacement</b>		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
<b>v. Effects on Industry</b>		
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 checked="" 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 checked="" type="checkbox"/>
<b>3. COMMUNITY FACILITIES:</b> <a href="#">CEQR Technical Manual Chapter 6</a>		
<b>(a) Direct Effects</b>		
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>(b) Indirect Effects</b>		
<b>i. Child Care Centers</b>		
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 <a href="#">Chapter 6</a> )	<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 checked="" 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 checked="" type="checkbox"/>
<b>ii. Libraries</b>		
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 <a href="#">Chapter 6</a> )	<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"/>
<b>iii. Public Schools</b>		
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 <a href="#">Chapter 6</a> )	<input checked="" type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<b>iv. Health Care Facilities</b>		
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"/>
<b>v. Fire and Police Protection</b>		
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"/>
<b>4. OPEN SPACE:</b> <a href="#">CEQR Technical Manual Chapter 7</a>		
<b>(a)</b> Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b)</b> Is the project located within an under-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(c)</b> If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(d)</b> Is the project located within a well-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(e)</b> If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(f)</b> 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 type="checkbox"/>	<input type="checkbox"/>
<b>(g)</b> If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
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 checked="" 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	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
percent?		
<ul style="list-style-type: none"> <li>o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>		
(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 type="checkbox"/>	<input checked="" 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.		
<b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>		
(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 <a href="#">GIS System for Archaeology and National Register</a> to confirm)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input checked="" type="checkbox"/>	<input 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.		
<b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>		
(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 checked="" type="checkbox"/>	<input 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 <a href="#">Chapter 10</a> .		
<b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?	<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 <a href="#">Jamaica Bay Watershed</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <a href="#">Jamaica Bay Watershed Form</a> and submit according to its <a href="#">instructions</a> .		
<b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>		
(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 checked="" type="checkbox"/>	<input 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 <a href="#">Appendix 1</a> (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?	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: History of commercial, manufacturing, and auto-related uses. The report also indicated the presence of one (1) inactive fuel oil underground storage tank (UST) at the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? Yes.	<input type="checkbox"/>	<input type="checkbox"/>
<b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>		
(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 checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If the proposed project located in a <a href="#">separately sewered area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?	<input type="checkbox"/>	<input checked="" 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 <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , 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.		
<b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>		
(a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): 76,271		
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"/>
<b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>		
(a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 176,975,186		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?	<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 Equivalents (PCEs) per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? **It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of <a href="#">Chapter 16</a> for more information.	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?	<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 <a href="#">Chapter 17</a> ? (Attach graph as needed)	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input checked="" type="checkbox"/>	<input 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.		
<b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		
(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 checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <a href="#">Chapter 18</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a> ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>		
(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 <a href="#">Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of sight to that rail line?	<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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
<b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>		
(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 <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary.		
<b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>		
(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 <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary.		
<b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" 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 <a href="#">Chapter 22</a> , "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.		
<b>20. APPLICANT'S CERTIFICATION</b>		
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 Justin Jarboe	SIGNATURE 	DATE 6/7/18
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	YES	NO
Land Use, Zoning, and Public Policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Socioeconomic Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Facilities and Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shadows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic and Cultural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban Design/Visual Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazardous Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewer Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solid Waste and Sanitation Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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?




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.

3. Check determination to be issued by the lead agency:

- ☒ **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 *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).
- ☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.
- ☐ **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 *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see [template](#)) or using the embedded Negative Declaration on the next page.

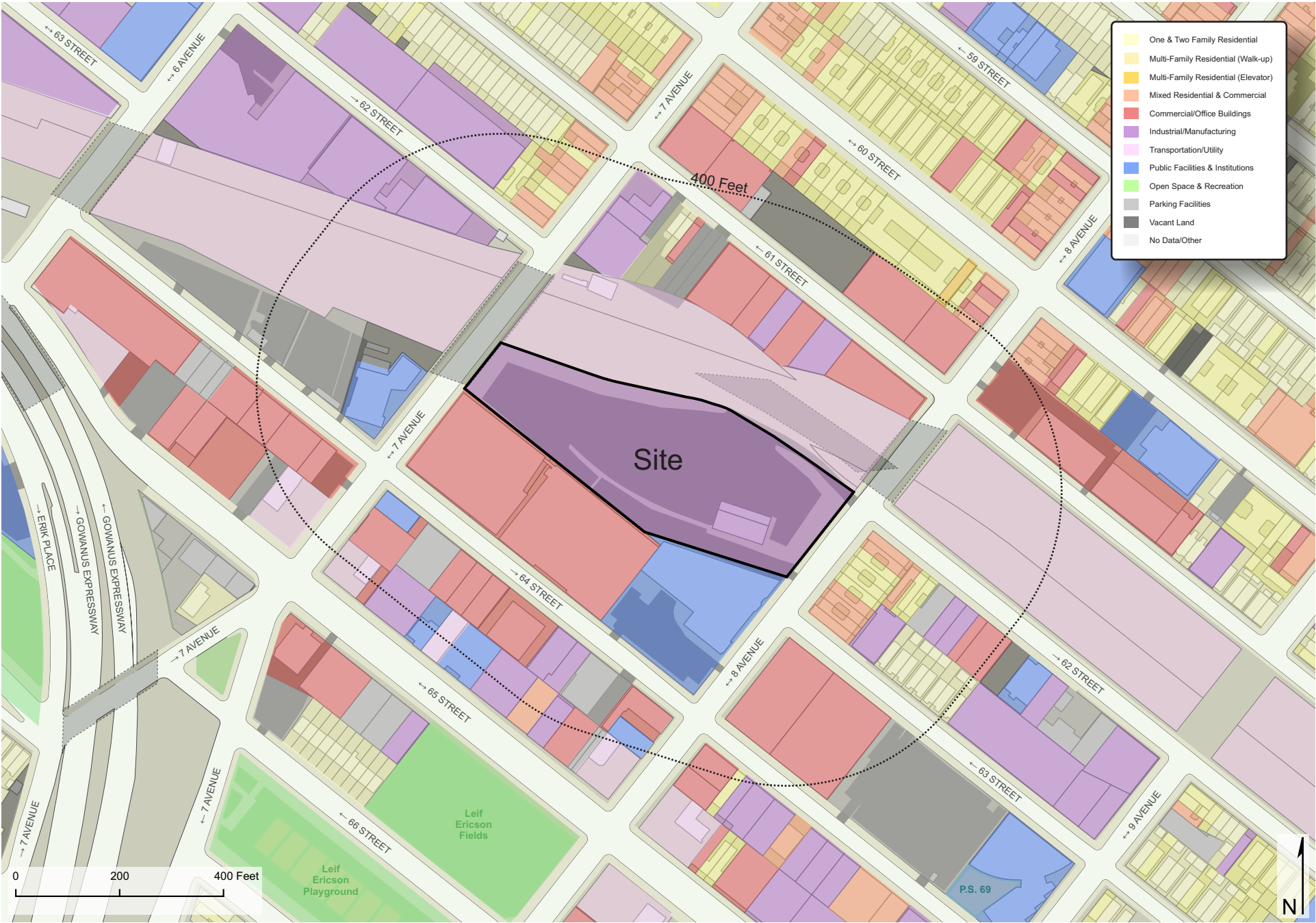
**4. LEAD AGENCY'S CERTIFICATION**

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY New York City Department of City Planning
NAME Olga Abinader	DATE July 30, 2018
SIGNATURE 	

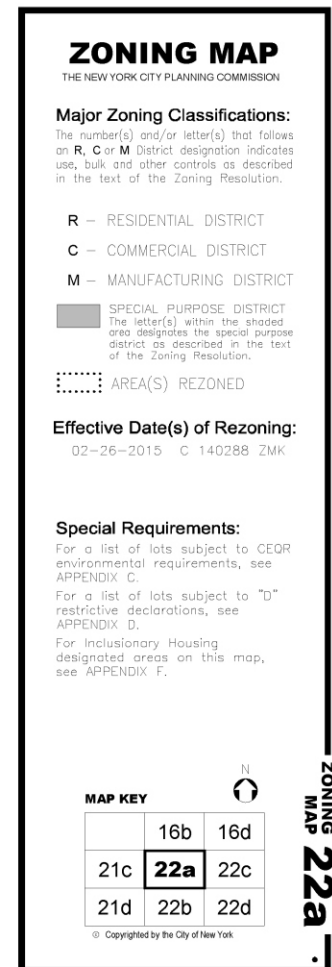












Urban Cartographics









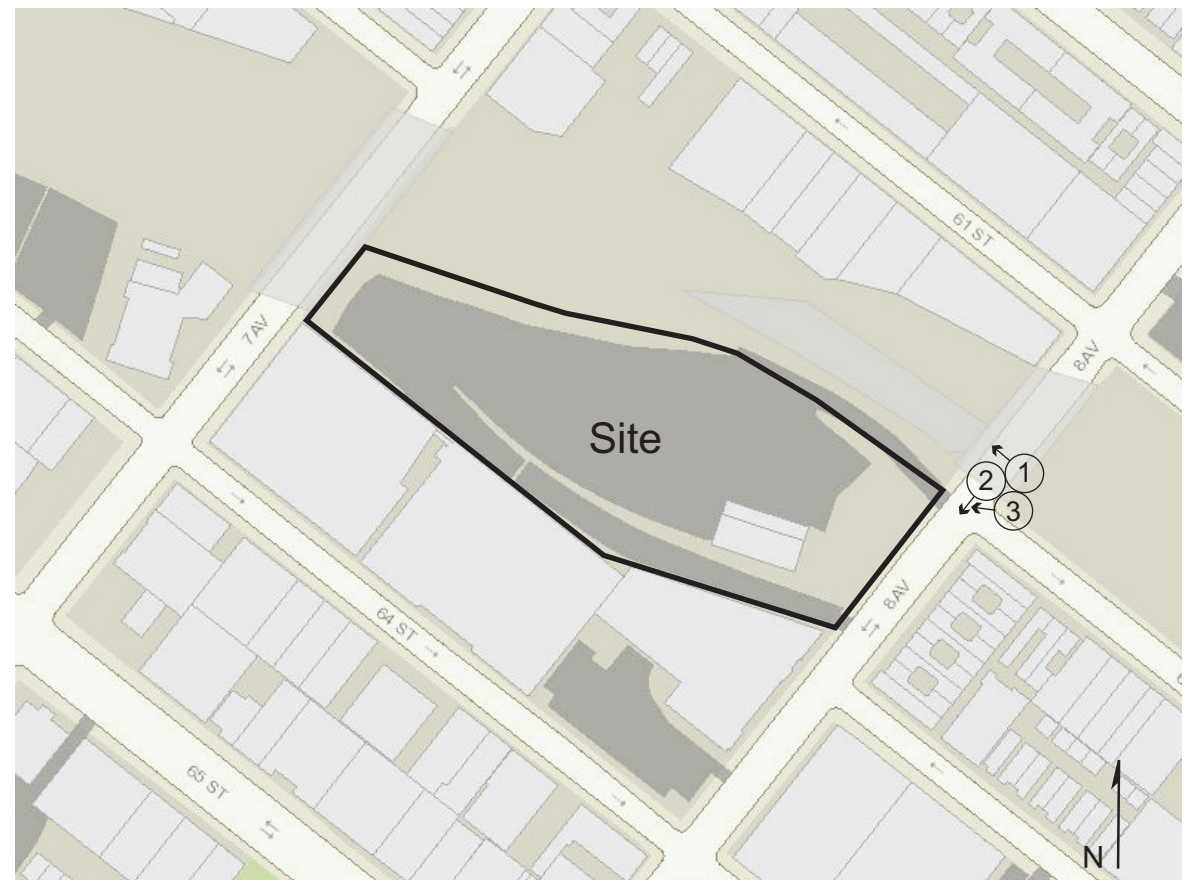
1. View of the west side of 8th Avenue facing northwest.



2. View of 8th Avenue facing southwest (Site at right).



3. View of the Site facing west from 8th Avenue.







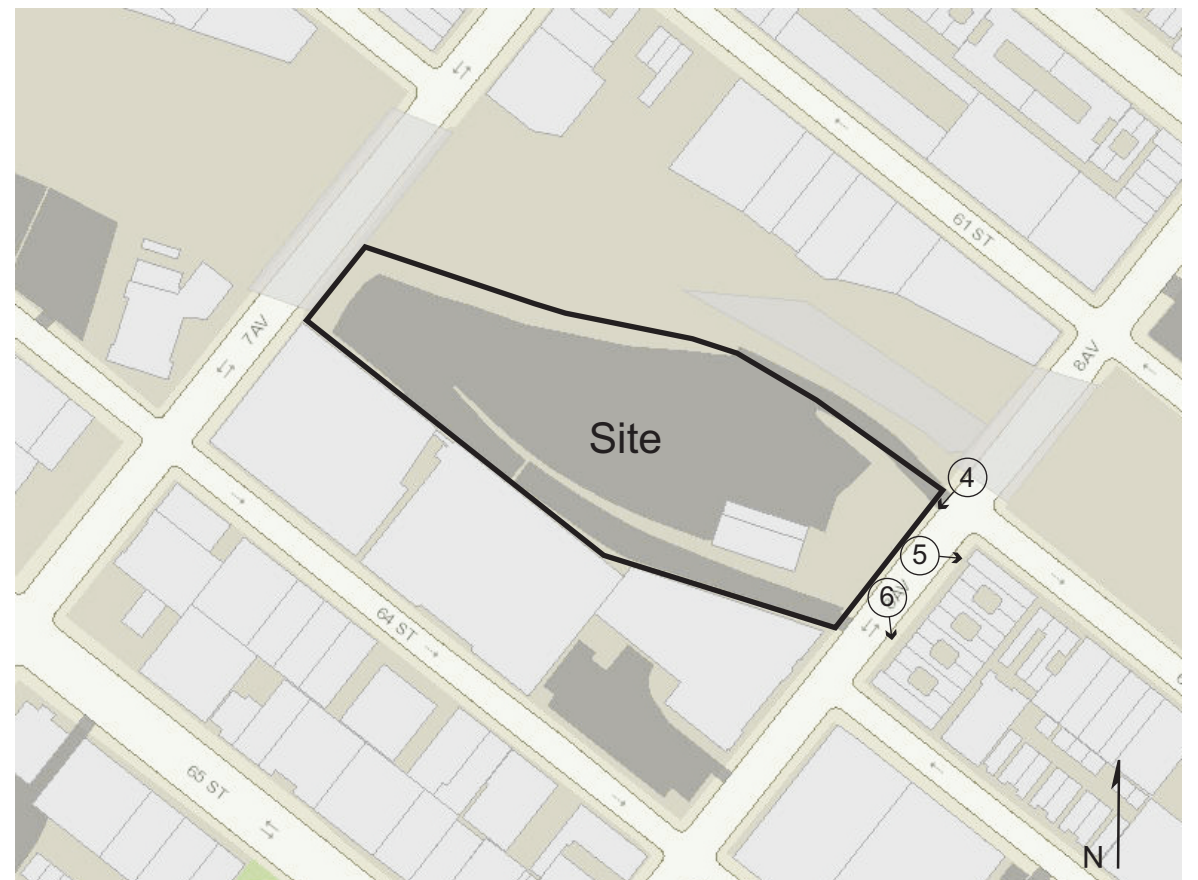
4. View of the sidewalk along the west side of 8th Avenue facing southwest (Site at right).



5. View of the east side of 8th Avenue facing east from the Site.



6. View of the east side of 8th Avenue facing south from the Site.







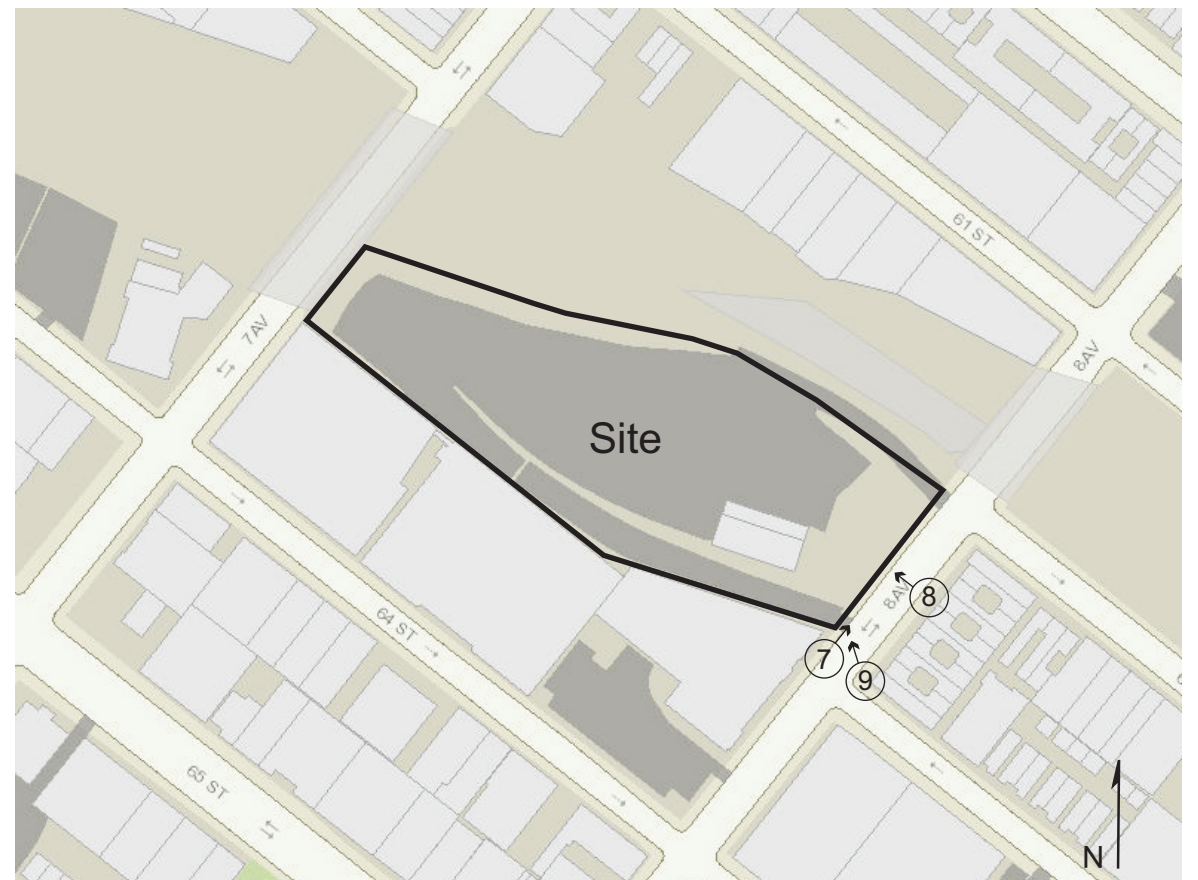
7. View of the sidewalk along the west side of 8th Avenue facing northeast (Site at left).



8. View of the Site facing northwest from 8th Avenue.



9. View of the Site facing north from 8th Avenue.







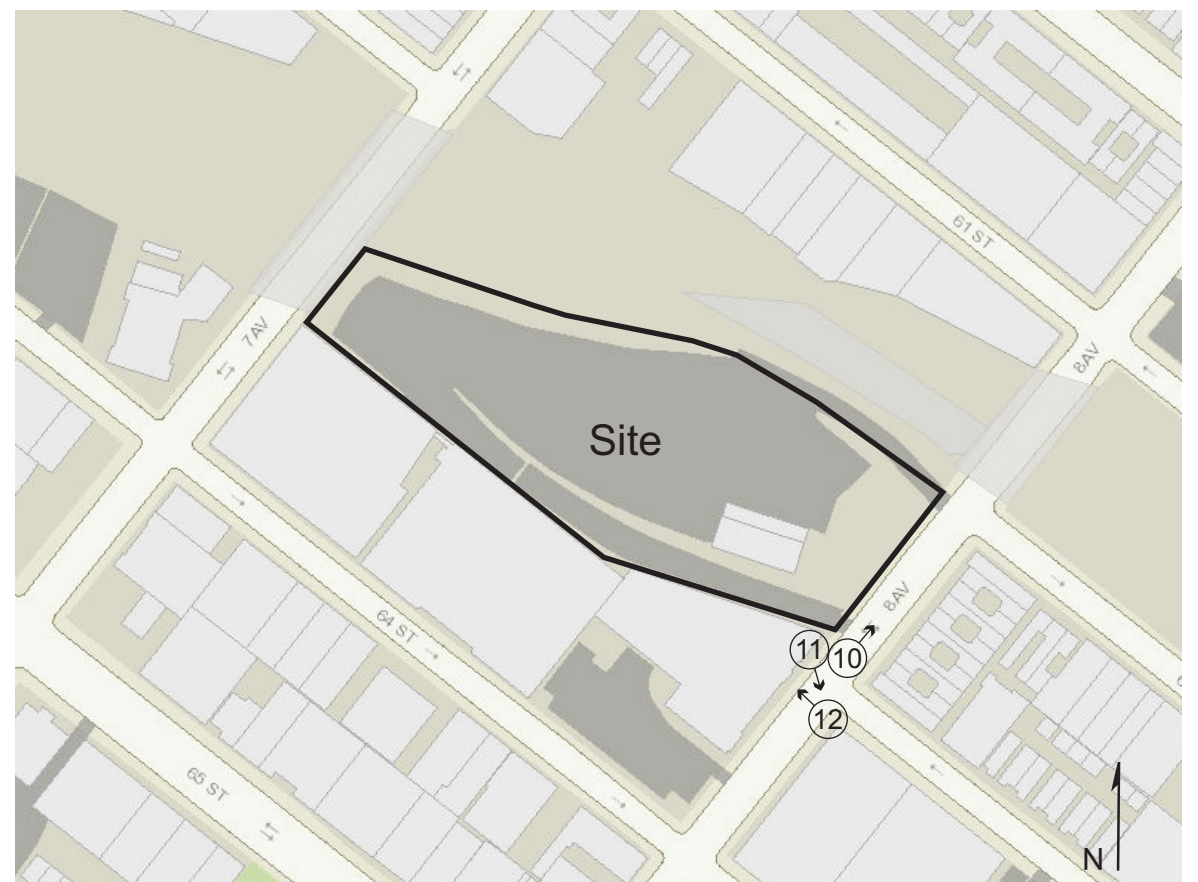
10. View of 8th Avenue facing northeast from 63rd Street.



11. View of the east side of 8th Avenue facing south from the Site.



12. View of the west side of 8th Avenue facing northwest.







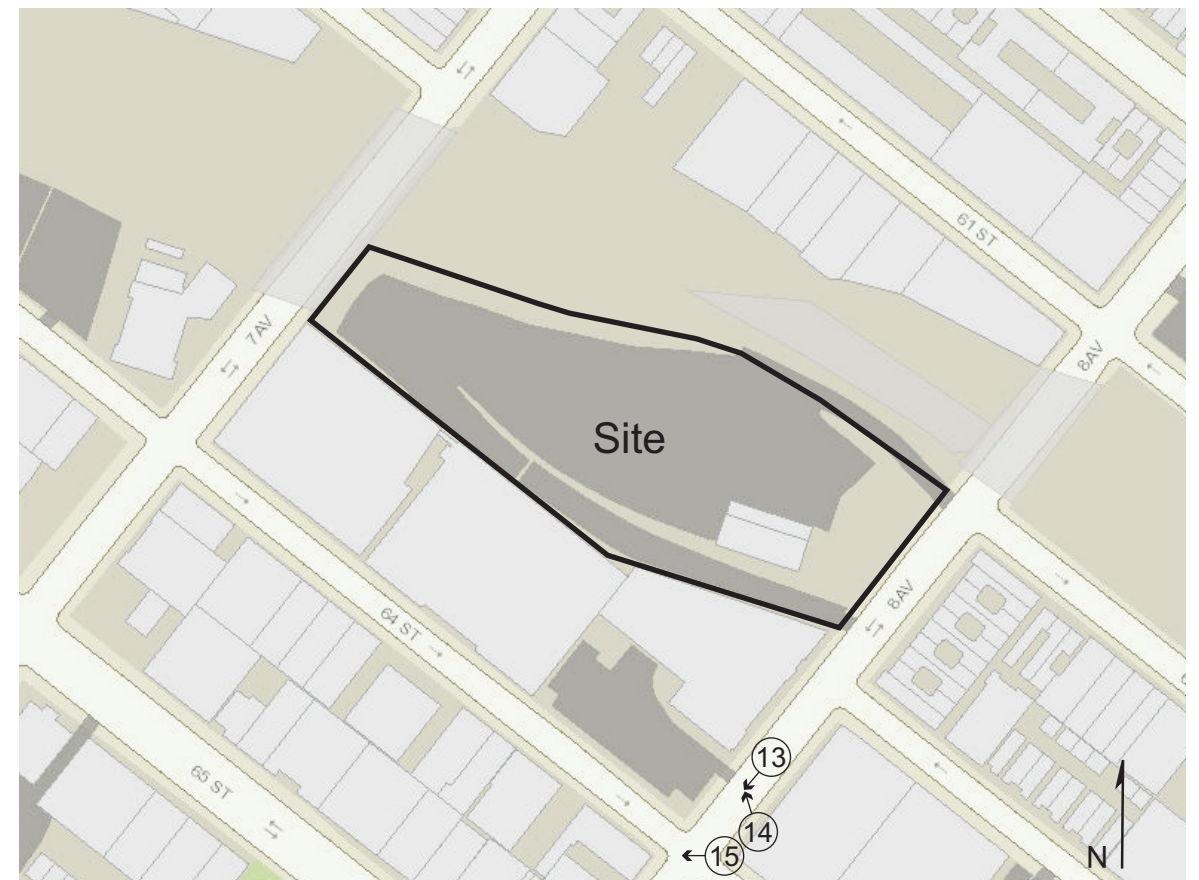
13. View of 8th Avenue facing southwest.



14. View of the west side of 8th Avenue facing north.



15. View of the south side of 64th Street facing west from 8th Avenue.







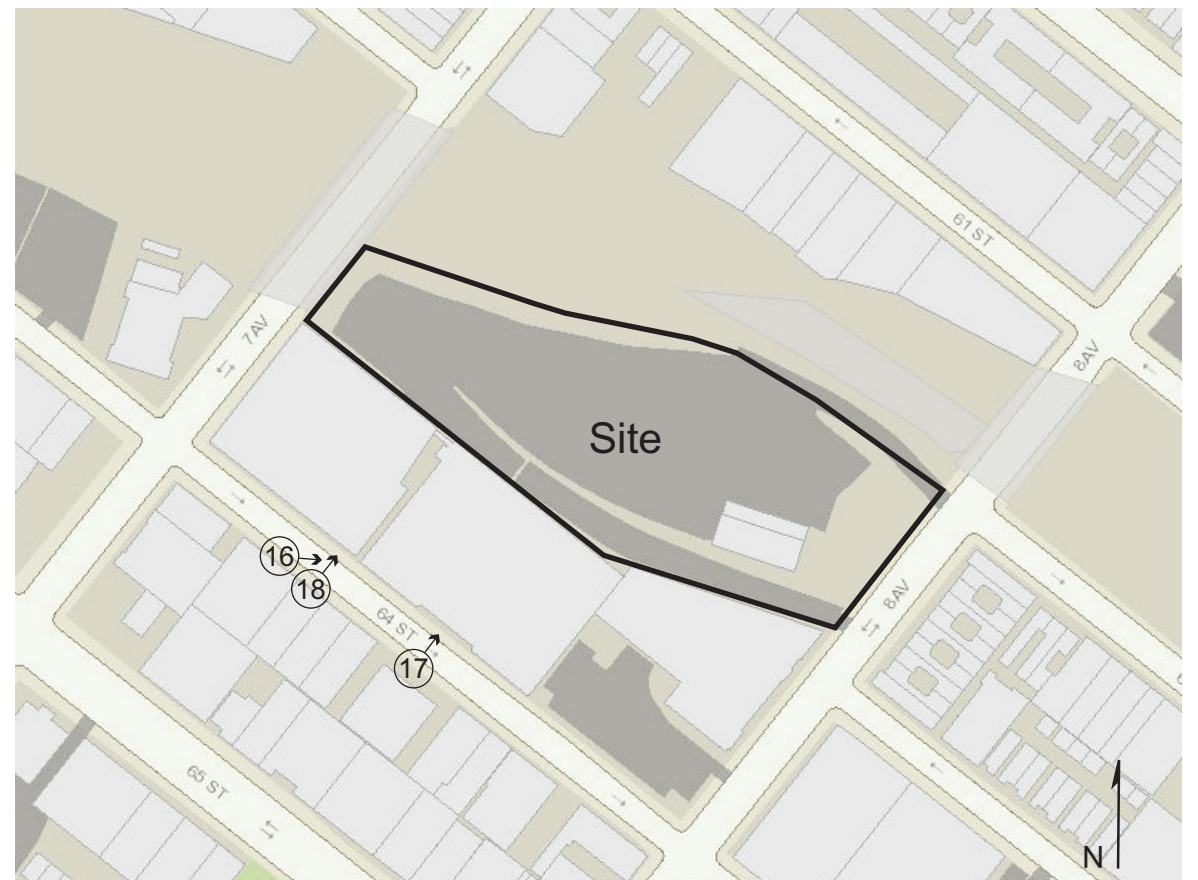
16. View of the north side 64th Street facing east.



17. View of the north side of 64th Street facing northeast.



18. View of the north side of 64th Street facing northeast.







19. View of the east side of 7th Avenue facing east from 64th Street.



20. View of the north side of 64th Street facing north from 7th Avenue.



21. View of 7th Avenue facing northeast (Site at right).







22. View of the Site facing east from 7th Avenue.



23. View of the Site facing southeast from 7th Avenue.



24. View of the Site facing south from 7th Avenue.







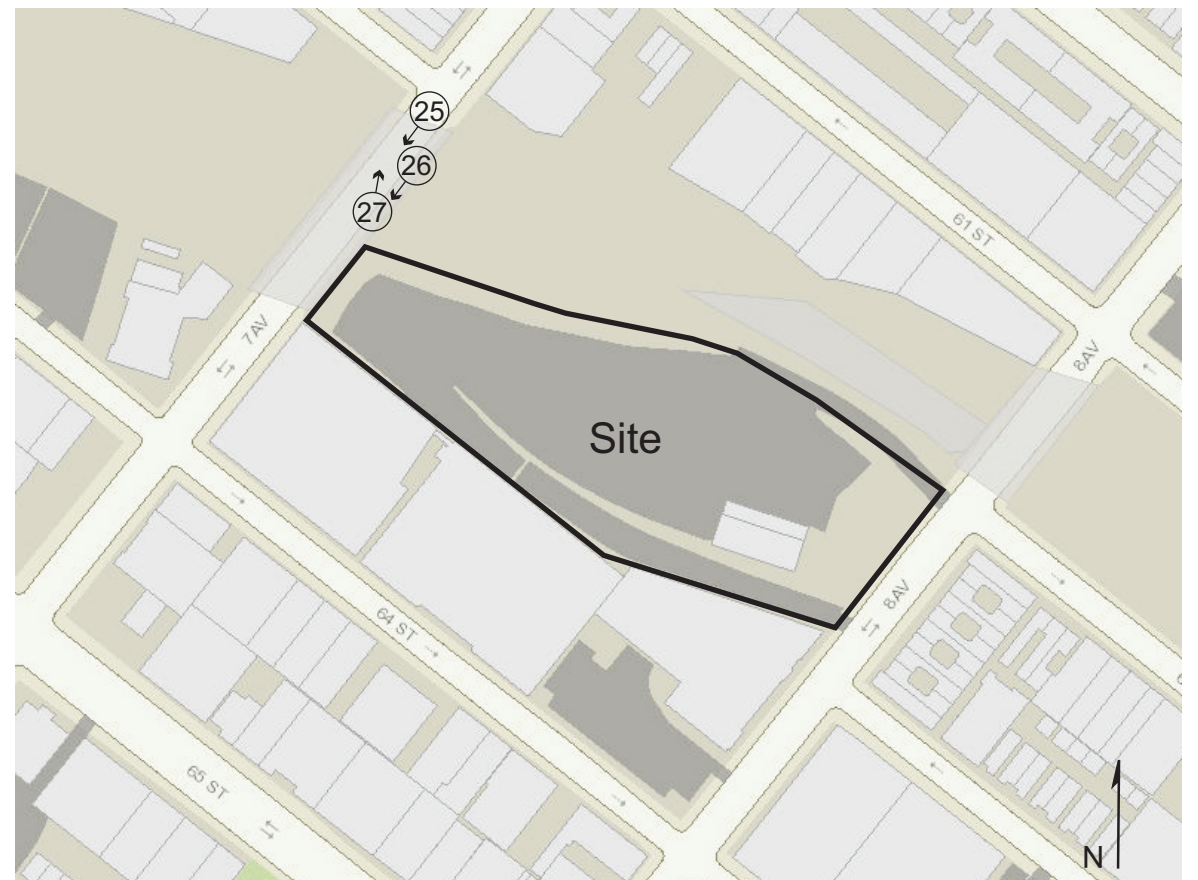
25. View of 7th Avenue facing southwest (Site at left).



26. View of the sidewalk along the east side of 7th Avenue facing southwest (Site at left).



27. View of the west side of 7th Avenue facing north from the Site.







28. View of 7th Avenue facing northeast.



29. View of the side of 7th Avenue facing west from the Site.



30. View of the sidewalk along the east side of 7th Avenue facing northeast (Site at right).





## Project Description

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The applicant, 6218 REALTY LLC, seeks a series of discretionary actions that would facilitate the development of a single lot (Block 5794, Lot 75, hereafter the “Development Site”) in the Dyker Heights/Sunset Park area of Brooklyn Community District #10. The discretionary actions (hereafter, the “Proposed Actions”) include:

- A zoning map amendment from a C4-2 district to a C4-3 district;
- A Special Permit pursuant to Section 74-531 to permit a number of accessory public parking spaces in excess of the required in a Large Scale General Development (Additional parking spaces or roof parking for accessory group parking facilities); and
- Special Permit pursuant to Section 74-681 of the Zoning Resolution (Development within or over a railroad or transit right of way or yard) to allow a portion of a railroad right-of-way that will be covered to be included in the Development Site.

In addition to the above discretionary actions, the applicant will seek approval from the FDNY for emergency site access, which is not subject to CEQR review. Prior to any approvals with the CPC however, an access plan with the FDNY must be approved.

At this time, the applicant seeks an approval from the MTA for secondary access to an adjacent subway platform. Since the requested access would not be directly on the Development Site, approval is not needed prior to certification. Should the MTA grant direct site platform access, the application would be modified and site plan approval would be required prior to certification.

Additionally, a Restrictive Declaration governs the Development Site and requires 300 accessory parking spaces to be made available for adjacent developments. This Restrictive Declaration would receive an amendment through the Board of Standards and Appeals (BSA) prior to certification. However this is not subject to CEQR review.

The Proposed Actions do not increase the maximum permitted residential floor area and is therefore not subject to Mandatory Inclusionary Housing (MIH) requirements. However, at the time of this application, 20% of the proposed 250 dwelling units (50 dwelling units) would be made affordable to incomes below 80% AMI.

The Proposed Actions would facilitate a mixed-use complex on the Development Site (“hereafter , the “Proposed Development”) with commercial uses (hotel, office and variety of retail), residential use and community facility uses (school, library and ambulatory healthcare). The residential, office, hotel and medical uses would be spread apart between two towers with the hotel/office/medical use tower (Tower B) rising to 12-stories (157 feet tall) and the residential tower (Tower A) rising to 12-stories (145 feet tall), with a base containing the retail and accessory parking. The accessory parking would consist of 1,883 spaces spread between two sub-cellar levels and contain a mix of self-parking and automated parking and reservoir spaces.

In total, the Proposed Development would include 1,292,920 gross square feet (gsf) of space (4.8 FAR). This would entail 232,884 gsf of residential space (250 dwelling units), 99,099 gsf of ambulatory medical space (UG-4B), 37,987 gsf of school and library space (UG-4A), 85,589 square feet of office space (UG-6), 95,210 gsf of hotel space (UG-5A) and 342,092 gsf of retail space. The retail space would be spread between local retail in smaller units (UG-6), some general retail units (UG-6) and

destination retail in larger units (UG-10A). The remaining gsf area would consist of 323,976 gsf of parking and loading area and 68,483 gsf of mechanical/corridor space.

## **Additional Technical Information for EAS Part II**

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This Environmental Assessment Statement (EAS) and the Environmental Impact Statement (EIS) for the Dyker Heights Rezoning are being prepared in accordance with New York City Environmental Quality Review (CEQR). Analyses and methodologies follow the guidance of the 2014 *CEQR Technical Manual*. Tasks associated with relevant technical analyses are also described in the Draft Scope of Work document.

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

A land use analysis characterizes the uses and development trends in the area that may be affected by a project, describes the public policies that guide development, and determines whether a project is compatible with those conditions and policies or whether it may affect them. According to the *CEQR Technical Manual* an analysis is appropriate when a project would affect land use change or a change to the zoning of a site. As the Proposed Development requires a rezoning, the EIS will include a land use, zoning, and public policy analysis, which is described in the Draft Scope of Work.

### **SOCIOECONOMIC CONDITIONS**

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a Proposed Development would result in significant impacts due to: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on a specific industry.

#### *Indirect Residential Displacement*

The Proposed Development would not result in any direct residential displacement. However, the Proposed Development would introduce 250 new dwelling units, which is over CEQR's 200 dwelling unit threshold requiring analysis of potential indirect residential displacement due to increased rents. Therefore, a detailed assessment of the potential indirect residential will be included in the EIS, as described in the Draft Scope of Work.

#### *Indirect Business Displacement/Adverse Effects on a Specific Industry*

The Project Area/Development Site consists of an accessory/public parking facility that would be relocated into the Proposed Development and therefore would not be directly displaced by the project. The Development would introduce commercial uses totaling well in excess of CEQR's 200,000-sf commercial threshold requiring analysis of potential indirect business displacement due to increased rents and due to retail market saturation. Therefore, detailed assessments of potential indirect business displacement and adverse effects on a specific industry will be included in the EIS, as described in the Draft Scope of Work.

## COMMUNITY FACILITIES

Community facilities are public or publicly funded schools, libraries, child care centers, health care facilities, and fire and police protection. The *CEQR Technical Manual* states that a community facilities assessment is appropriate if a project would have a direct effect on a community facility or if it would have an indirect effect by introducing new populations that would overburden existing facilities. In accordance with the thresholds of the *CEQR Technical Manual*, the Proposed Development is not expected to trigger detailed analyses of outpatient health care facilities or police and fire protection serving the Development Site. Furthermore, the Proposed Development is not expected to trigger an analysis of publicly funded daycare, as the proposed number of affordable dwelling units (50+) would be below the threshold of 110 for Brooklyn.

The Proposed Development would introduce a new residential population and would therefore exceed threshold for the minimum number of residential units (121) requiring detailed analyses of elementary/intermediate schools (Public Schools) in Brooklyn. Therefore, a community facilities analysis will be provided in the EIS, as described in the Draft Scope of Work. However, the Proposed Development is not anticipated to trigger an analysis of high schools, as the proposed number of new dwelling units (250) is below the threshold of 1,068 units in Brooklyn.

The threshold for a public library analysis is an increase of more than five percent in the catchment area populations of libraries in the study area (734 dwelling units); as the proposed number of new dwelling units is less than this threshold, a detailed analysis of libraries would not be analyzed in the EIS.

Based on the guidance of the *CEQR Technical Manual*, an analysis of community facilities is warranted and therefore will be included in the EIS.

## OPEN SPACE

The Project Area is located in a portion of Brooklyn Community District 10 (CD 10) that is considered underserved by open space. The Proposed Development would exceed the 125-employee CEQR threshold requiring a non-residential open space analysis of indirect effects, as well as the 50-resident threshold requiring a residential open space analysis of indirect effects. Therefore, an open space analysis will be provided in the EIS, as described in the Draft Scope of Work.

## SHADOWS

The *CEQR Technical Manual* requires a shadows assessment for proposed actions that would result in new structures (or additions to existing structures) greater than 50 feet in incremental height, or of any height if the Project Area is adjacent to, or across the street from, a sunlight-sensitive resource. Such resources include publicly accessible open spaces, important sunlight-sensitive natural features, and historic resources with sun-sensitive features.

The Proposed Development will result in new structures more than 50 feet taller than what would exist in the No Action condition, and therefore a shadows assessment will be conducted to determine whether new shadows could be cast on any nearby sunlight-sensitive resources. A shadows assessment is therefore required to determine whether the proposed structures could cast project-generated shadow on these resources, and whether it would reach other nearby sunlight-sensitive resources. Therefore, a shadows study will be provided in the EIS, as described in the Draft Scope of Work.

## **HISTORIC AND CULTURAL RESOURCES**

According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required if a project has the potential to affect either archaeological or architectural resources. Since the Proposed Development would require subsurface disturbance on the Project Area/Development Site, it will be necessary to analyze the potential impacts of the Proposed Development on archaeological resources. The Project Area is currently vacant. As a result, an analysis of architectural resources is not warranted and will not be provided in the EIS following *CEQR* guidance.

Therefore, a historic and cultural resources analysis will be prepared for the EIS, as described in the Draft Scope of Work.

## **URBAN DESIGN AND VISUAL RESOURCES**

According to the methodologies of the *CEQR Technical Manual*, if a project requires actions that would result in physical changes to a Project Area beyond those allowed as-of-right and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared with a detailed analysis prepared if warranted, based on the preliminary assessment. As described in the *CEQR Technical Manual*, examples of projects that may require a detailed analysis are those that would make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings, potentially obstruct view corridors, or compete with icons in the skyline. While the Proposed Development would change the urban design and visual character of the Project Area, it is not clear if construction of the Proposed Development would require the modification of yard, height, and setback requirements or other such actions that would result in changes beyond the bulk and form permitted as-of-right. As described in the Draft Scope of Work, the EIS will include a preliminary analysis and if warranted based on the preliminary assessment, a detailed urban design and visual resources analysis would be prepared.

## **NATURAL RESOURCES**

Under *CEQR*, a natural resource is defined as the City's biodiversity (plants, wildlife, and other organisms); any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. Such resources include ground water, soils, and geologic features; numerous types of natural and human-created aquatic and terrestrial habitats (including wetlands, dunes, beaches, grasslands, woodlands, landscaped areas, gardens, parks, and built structures); as well as any areas used by wildlife.

A natural resources assessment may be appropriate if a natural resource is present on or near the site of a project, and the project would, either directly or indirectly, cause a disturbance of that resource. There are no natural resources present within the Project Area or natural resources near the Project Area that would be affected by the Proposed Development.

As a result, an analysis of natural resources is not warranted and will not be provided in the EIS following *CEQR* guidance.

## HAZARDOUS MATERIALS

According to the *CEQR Technical Manual*, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site; when an action would increase pathways to their exposures, either human or environmental; or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. A hazardous materials analysis will be included in EIS, as described in the Draft Scope of Work. The hazardous materials section of the EIS will include a summary of current Phase I Environmental Site Assessments (ESAs) and any other available hazardous materials studies for the Project Area, covering the past use history of the Project Area and the potential for the presence of hazardous materials on the Project Area.

## WATER AND SEWER INFRASTRUCTURE

The Proposed Development would not result in an incremental demand for water of more than 1 million gallons per day (gpd); however, the Proposed Development would exceed the 150,000-sf development threshold in the *CEQR Technical Manual* for new development in combined sewer areas of Brooklyn (based on the rates provided in Table 13-2 of the *CEQR Technical Manual*). According to the *CEQR Technical Manual*, a water and sewer infrastructure assessment analyzes whether a project may adversely affect New York City's water distribution or sewer system and, if so, assess the effects of such projects to determine whether their impact is significant and present potential mitigation strategies and alternatives. As the Project Area is not located in an area that experiences low water pressure, and the Proposed Development would not result in an exceptionally large demand for water, a water supply analysis is not warranted. The preliminary wastewater and storm water analysis will be prepared for the EIS, as described in the Draft Scope of Work.

## SOLID WASTE AND SANITATION SERVICES

A solid waste assessment is warranted if a proposed action would cause a substantial increase in solid waste production that has the potential to overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. According to the *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons [100,000 pounds] per week or more), thereby resulting in a significant adverse impact. As shown in **Table 1**, based on the average daily solid waste generation rates provided in Table 14-1 of the *CEQR Technical Manual*, it is estimated that the Proposed Actions would result in a net increase of approximately 77,053 pounds (lbs) of solid waste per week (approximately 39 tons), compared to No Action conditions.

Therefore, an analysis of solid waste and sanitation services is not warranted and will not be provided in the EIS.

**Table 1 - Expected Solid Waste Generation  
No Action vs. With Action Conditions**

	Use	Total Solid Waste (Tons/wk)
<b>With Action Condition*</b>	Residential	10,250
	School	1,075
	General Retail	56,677
	Office	2,618
	Hotel	3,570
	Medical	2,863
<b>With Action Total</b>		<b>77,053</b>
<b>No Action Condition</b>	Parking	0
<b>No Action Total</b>		<b>0</b>
<b>Net Difference: No Action v. With Action Condition</b>		<b>77,053</b>
<b>Notes:</b>  * Solid waste generation is based on citywide average waste generation rates presented in Table 14-1 of the <i>CEQR Technical Manual</i> . School: used the average of all academic rates: 2.5 lbs/wk per pupil; 1 worker per 11 seats, 13 lbs/wk per worker. Office: 13 lbs/wk per employee, 1 employee per 425 sf. General retail: 79 lbs/wk per employee and 3 employees per 1,000 sf. Hotel: 75 lbs/wk per employee, 1 worker per 2,000 sf. Medical: 13 lbs/wk per employee, 1 employee/450 sf.		

## ENERGY

According to the *CEQR Technical Manual*, a detailed assessment of energy impacts would be limited to actions that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway). Although significant adverse energy impacts are not anticipated for the Proposed Actions, the EIS will disclose the projected energy consumption during long-term operation resulting from the Proposed Actions, as part of the assessment of Greenhouse Gas Emissions.

Based on the rates presented in Table 15-1 of the *CEQR Technical Manual* and as shown in **Table 2**, it is estimated that the Proposed Development would result in an annual energy consumption of approximately 176,975,186 thousand BTUs. This represents a very small percentage of overall consumption and as described in the *CEQR Technical Manual*, a significant adverse impact to the energy is very unlikely. However, the *CEQR Technical Manual* recommends that projects subject to an assessment of greenhouse gas emissions should estimate energy consumption. Therefore, the EIS will include an energy assessment, as described in the Draft Scope of Work.

**Table 2 - No Action Condition and With Action Condition Estimated Energy Consumption**

	Use	Size (GSF)	Consumption Rates Thousand BTU (MBTU)/sf/yr	Annual Energy Use (Thousand BTUs)
With Action Condition	Residential	232,884	126.7	29,506,402.80
	Retail	342,092	216.3	73,994,499.60
	Office	85,589	216.3	18,512,900.70
	Hotel	95,210	216.3	20,593,923.00
	School/Library	37,987	250.7	9,523,340.90
	Medical	99,099	250.7	24,844,119.30
	Parking	323,976	n/a	n/a
<b>With Action Total</b>				<b>176,975,186</b>
No Action	Parking	n/a	n/a	n/a
<b>No Action Condition Total</b>				<b>0</b>
<b>Net Difference: No Action v. With Action Condition</b>				<b>176,975,186</b>
<b>Note:</b> <ol style="list-style-type: none"> <li>1. Consumption rates are from the CEQR Technical Manual Table 15-1, "Average Annual Whole-Building Energy Use in New York City."</li> <li>2. Does not include 323,976 square feet of parking area</li> </ol>				

## TRANSPORTATION

The *CEQR Technical Manual* states that quantified transportation analyses may be warranted if a proposed action results in 50 or more vehicle trips and/or 200 or more transit/pedestrian trips during a given peak hour. An assessment of transportation will be provided in the EIS.

The transportation studies for the Proposed Development encompass five distinct elements – traffic, parking, transit, pedestrians, and vehicular and pedestrian safety. A description of the tasks to be undertaken for the transportation analysis of the EIS is provided in the Draft Scope of Work.

## AIR QUALITY

Based on the guidance of the *CEQR Technical Manual*, an air quality analysis determines whether a Proposed Development would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality, and also considers the potential of existing sources of air pollution to impact the proposed uses. As discussed below, the Proposed Actions would require an air quality analysis including both mobile and stationary sources.

The number of project-generated trips will likely exceed the *CEQR Technical Manual* carbon monoxide (CO) analysis screening threshold of 170 vehicles in the peak hour at a number of



locations within the study area. In addition, the projected number of heavy-duty trucks or equivalent vehicles will likely exceed the applicable fine particulate matter (PM<sub>2.5</sub>) screening thresholds in the *CEQR Technical Manual*. Therefore, a microscale analysis of PM<sub>2.5</sub> mobile source emissions at affected intersections is necessary. The Proposed Development would also introduce new uses within 1,500 feet of the elevated section of the Brooklyn-Queens Expressway, which will be analyzed in the EIS, as recommended in the *CEQR Technical Manual*. In addition, the Proposed Development is expected to include new parking facilities; therefore, the mobile source analysis will account for the additional impacts from these sources. A description of the tasks to be undertaken for the air quality section of the EIS is provided in the Draft Scope of Work.

## **GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE**

Increased greenhouse gas (GHG) emissions are changing the global climate, which is predicted to lead to wide-ranging effects on the environment, including rising sea levels, increases in temperature, and changes in precipitation levels. According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects in New York City being reviewed in an EIS that would result in the development of 350,000 square feet or greater. Therefore, in accordance with the *CEQR Technical Manual*, GHG emissions generated by the Proposed Development will be cumulatively quantified in the EIS, and an assessment of consistency with the City's established GHG reduction goal will be prepared. In addition, since the Project Area is located in a flood hazard zone, the potential impacts of climate change on the Proposed Development will be evaluated. Therefore, an analysis of GHG emissions from the Proposed Development will be provided in the EIS, as described in the Draft Scope of Work.

## **NOISE**

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Since the Proposed Development would generate vehicular traffic, a screening analysis will be conducted in the EIS to determine the need for a more detailed study. In addition, because the Proposed Development would be located in an area with high ambient noise levels, the noise analysis will identify the levels of building attenuation necessary to meet CEQR interior noise requirements. The required level of building attenuation will be specified and the general recommendations for meeting the requirements will be provided. The noise analysis tasks that will be undertaken for the EIS are described in the Draft Scope of Work.

## **PUBLIC HEALTH**

According to the *CEQR Technical Manual*, a public health analysis is not warranted if a project does not result in a significant unmitigated adverse impact in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. However, the lead agency may require a public health analysis if an unmitigated significant adverse impact is identified in the EIS. The potential for the Proposed Development to affect public health will be considered, as appropriate, under a level of assessment in conformance with the *CEQR Technical Manual*.

## NEIGHBORHOOD CHARACTER

Neighborhood character is determined by a number of factors, including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a project has the potential to result in significant adverse impacts in one of the technical areas presented above, or when a project may have moderate effects on several of the elements that define a neighborhood's character. Therefore, if warranted based on an evaluation of the Proposed Development's impacts, an assessment of neighborhood character would be prepared in the EIS, following the methodologies outlined in the *CEQR Technical Manual*, as described in the Draft Scope of Work.

## CONSTRUCTION

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Construction activity could affect transportation conditions, community noise patterns, air quality conditions, and mitigation of hazardous materials. A construction analysis will be included in the EIS, as described in the Draft Scope of Work.