



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 Brooklyn-Queens Expressway/Interstate 278 ("BQE") from Atlantic Avenue to Nassau Street Project (BQE Central Project)

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)

26DOT006K

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)

TBD

OTHER REFERENCE NUMBER(S) (if applicable)

(e.g., legislative intro, CAPA)

2a. Lead Agency Information

NAME OF LEAD AGENCY

New York City Department of Transportation (NYC DOT)

2b. Applicant Information

NAME OF APPLICANT

New York City Department of Transportation (NYC DOT)

NAME OF LEAD AGENCY CONTACT PERSON

Shakil Ahmed

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Paul Schwartz

ADDRESS 55 Water Street, 6th Floor

ADDRESS 55 Water Street, 5th Floor

CITY New York

STATE NY

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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)(6)(i)

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

☐ LOCALIZED ACTION, SITE SPECIFIC

☒ LOCALIZED ACTION, SMALL AREA

☐ GENERIC ACTION

4. Project Description

See Attachment A.

Project Location

BOROUGH Brooklyn

COMMUNITY DISTRICT(S) 2, 6

STREET ADDRESS N/A

TAX BLOCK(S) AND LOT(S) See Attachment A.

ZIP CODE 11201

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Brooklyn-Queens Expressway, from north of Atlantic Avenue to Nassau Street

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY See Attachment A.

ZONING SECTIONAL MAP NUMBER 12, 16

5. Required Actions or Approvals (check all that apply)

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

☒ CITY MAP AMENDMENT

☐ ZONING CERTIFICATION

☐ CONCESSION

☐ ZONING MAP AMENDMENT

☐ ZONING AUTHORIZATION

☐ UDAAP

☐ ZONING TEXT AMENDMENT

☒ ACQUISITION—REAL PROPERTY

☐ REVOCABLE CONSENT

☐ SITE SELECTION—PUBLIC FACILITY

☐ DISPOSITION—REAL PROPERTY

☐ FRANCHISE

☐ HOUSING PLAN & PROJECT

☐ OTHER, explain:

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ 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 ☐ Cogeneration Facility ☐ Title V Permit

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

- | | |
|--|--|
| ☐ LEGISLATION | ☒ FUNDING OF CONSTRUCTION, specify: City Capital Funds |
| ☐ RULEMAKING | ☐ POLICY OR PLAN, specify: |
| ☒ CONSTRUCTION OF PUBLIC FACILITIES | ☐ FUNDING OF PROGRAMS, specify: |
| ☐ 384(b)(4) APPROVAL | ☐ PERMITS, specify: |
| ☒ OTHER, explain: City Council Home Rule Message for Parkland Alienation; Property Acquisition | |

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

- | | |
|--|--|
| ☒ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) | ☒ LANDMARKS PRESERVATION COMMISSION APPROVAL |
| ☒ OTHER, explain: Public Design Commission | |

State or Federal Actions/Approvals/Funding: ☒ YES ☐ NO If "yes," specify: See Attachment A.

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.

- | | | |
|--|---|---|
| ☒ SITE LOCATION MAP | ☒ ZONING MAP | ☒ SANBORN OR OTHER LAND USE MAP |
| ☒ TAX MAP | ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S) | |
| ☒ 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.): 953,096

Waterbody area (sq. ft.) and type: N/A

Roads, buildings, and other paved surfaces (sq. ft.): 820,694

Other, describe (sq. ft.): 132,402 - parkland

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): 953,096

NUMBER OF BUILDINGS: N/A

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): N/A

HEIGHT OF EACH BUILDING (ft.): N/A

NUMBER OF STORIES OF EACH BUILDING: N/A

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:

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? ☒ YES ☐ NO

If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: 311,200 sq. ft. (width x length) VOLUME OF DISTURBANCE: 479,600 cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 168,400 sq. ft. (width x length)

8. Analysis Year [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2040

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 120

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: See Attachment A

9. Predominant Land Use in the Vicinity of the Project (check all that apply)

- | | | | | |
|---|---|--|--|--|
| ☒ RESIDENTIAL | ☒ MANUFACTURING | ☒ COMMERCIAL | ☒ PARK/FOREST/OPEN SPACE | ☐ 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
LAND USE				
Residential	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
Commercial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Describe type (retail, office, other)				
Gross floor area (sq. ft.)				
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ 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	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," describe:	Vacant building	Vacant building	See Attachment A	See Attachment A
Publicly Accessible Open Space	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):	mapped city parkland	mapped city parkland	mapped city parkland	TBD
Other Land Uses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," describe:	Roads and related infrastructure	Roads and related infrastructure	Roads and related infrastructure	TBD
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," describe:	On-street parking	On-street parking	On-street parking	TBD
POPULATION				
Residents	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If "yes," specify number:				
Briefly explain how the number of residents was calculated:				
Businesses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. and type				
No. and type of workers by business				
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:				
Other (students, visitors, concert-goers, etc.)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	N/A	N/A	N/A	N/A
Maximum amount of floor area that can be developed	N/A	N/A	N/A	N/A
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	See Question 4.	See Question 4.	See Question 4.	See Question 4.
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.				

CEQR Environmental Assessment Statement – Attachment A

Project Description (Page 1)

NYC DOT is proposing the rehabilitation of the Brooklyn-Queens Expressway/Interstate 278 (“BQE”) from just north of Atlantic Avenue to Nassau Street (“BQE Central”) to address identified structural deficiencies of BQE Central and maintain the regional vehicular connectivity and mobility that the highway provides.

Tax Block(s) and Lot(s) (Page 1)

The project limits include a large area that is made up of both public transportation right-of-way and tax block and lots. **Figure 2** shows blocks and lots that fall within the project limits. Temporary construction easements may also be required.

Existing Zoning District (Page 1)

The project limits pass through a wide range of zoning districts including residential, manufacturing, and mixed-use districts. The project limits also pass through two special districts, the MX-2 Special Mixed Use District and the SV-1 Special Scenic View District. **Figure 4** provides maps of the zoning districts in the vicinity of the project limits.

Required Actions or Approvals: City Planning Commission (Page 1)

The project requires City Planning Commission authorization through the Uniform Land Use Review Procedure (ULURP) for City Map amendments to address acquisition of a portion of the parcel at 25 Joralemon Street, which would be mapped as part of the BQE Central right-of-way (ROW), as well as potential acquisition of easements appurtenant to mapped right-of-way and conversion of mapped parkland to right-of-way.

State or Federal Actions/Approvals/Funding (Page 2)

No federal actions, approvals, or funding are being sought for the Project. The following state actions are required for the Project:

- New York State Legislature authorization for parkland alienation
- Consultation with the New York State Department of Environmental Conservation related to State Pollution Discharge Elimination System (SPDES) Construction General Permit approval
- Pursuant to Section 14.09 of the New York State Parks, Recreation, and Historic Preservation Law, an effect finding and, if warranted, Letter of Resolution from the New York State Historic Preservation Office (SHPO)

Briefly describe phases and construction schedule (Page 2)

The Project would be constructed in a single phase. Projected construction would be anticipated to last 10 years, with the commencement of construction scheduled for 2029 and completion before 2040. The early phases of construction would involve erecting two bypass structures to carry traffic while the rehabilitation of the BQE structure occurs. Following completion of the rehabilitation activities, NYC DOT would remove the bypass structures.

Vacant Land (Page 3)

The project limits include a portion of the property at 25 Joralemon Street. NYC DOT would acquire the portion of the property that is vacant and underneath the existing BQE road deck. NYC DOT would not acquire the occupied portion of this structure that is immediately east of the BQE and outside of its right-of-way. Once acquired, NYC DOT would incorporate the vacant structure into the transportation right-of-way.



0 1,000 FEET

Project Limits

Brooklyn Heights Promenade & Triple Cantilever (open space above highway)

Parks

A Subway Line

○ Subway Station

27 Interchange 27
Atlantic Avenue
(Queens-bound and Staten Island-bound entrance and exit)

28 Interchange 28
Cadman Plaza West
(Queens-bound exit, Staten Island-bound entrance and exit)

28B Interchange 28B
Brooklyn Bridge
(Queens-bound exit only)

29A Interchange 29A
Manhattan Bridge
(Queens-bound entrance and exit, Staten Island-bound entrance)

29B Interchange 29B
Tillary Street
(Queens-bound entrance and exit, Staten Island-bound exit)









Data source: NYC Dept. of Finance Digital Tax Map



- Project Site
- Tax Lot Boundary
- Study Area (400-foot perimeter)
- Tax Block Boundary

0 400 FEET



- Project Site
- Study Area (400-foot perimeter)
- Tax Lot Boundary
- Tax Block Boundary

0 400 FEET



- Project Site
- Tax Lot Boundary
- Study Area (400-foot perimeter)
- Tax Block Boundary

0 400 FEET



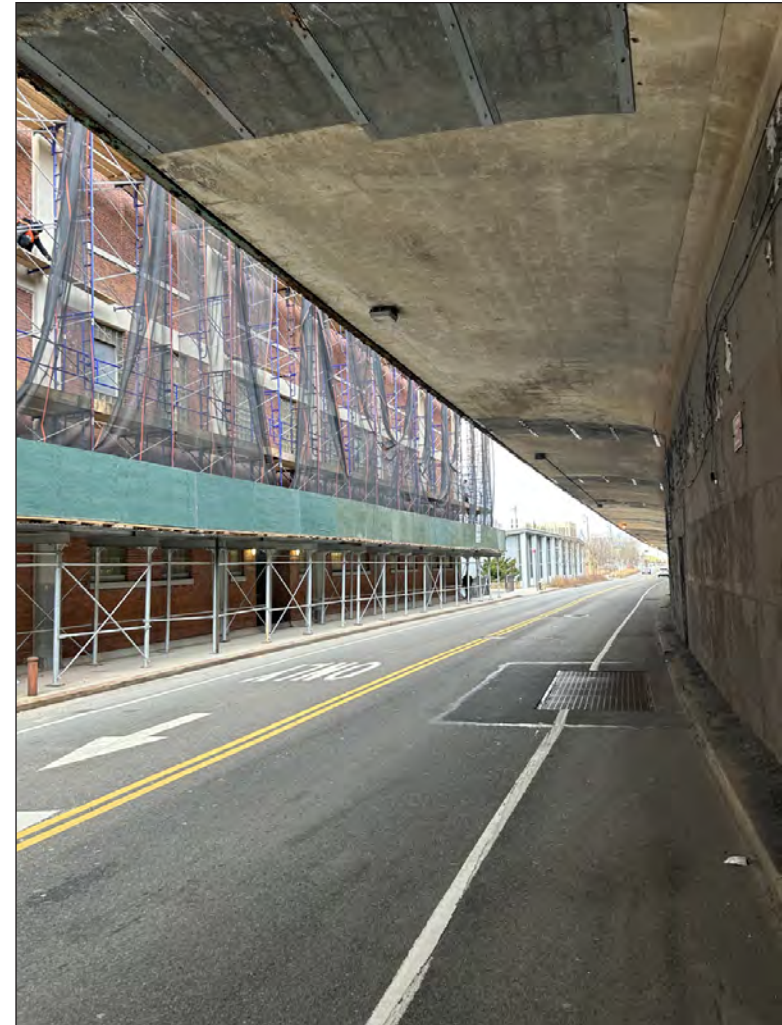
- Project Site
- Tax Lot Boundary
- Study Area (400-foot perimeter)
- Tax Block Boundary

0 400 FEET





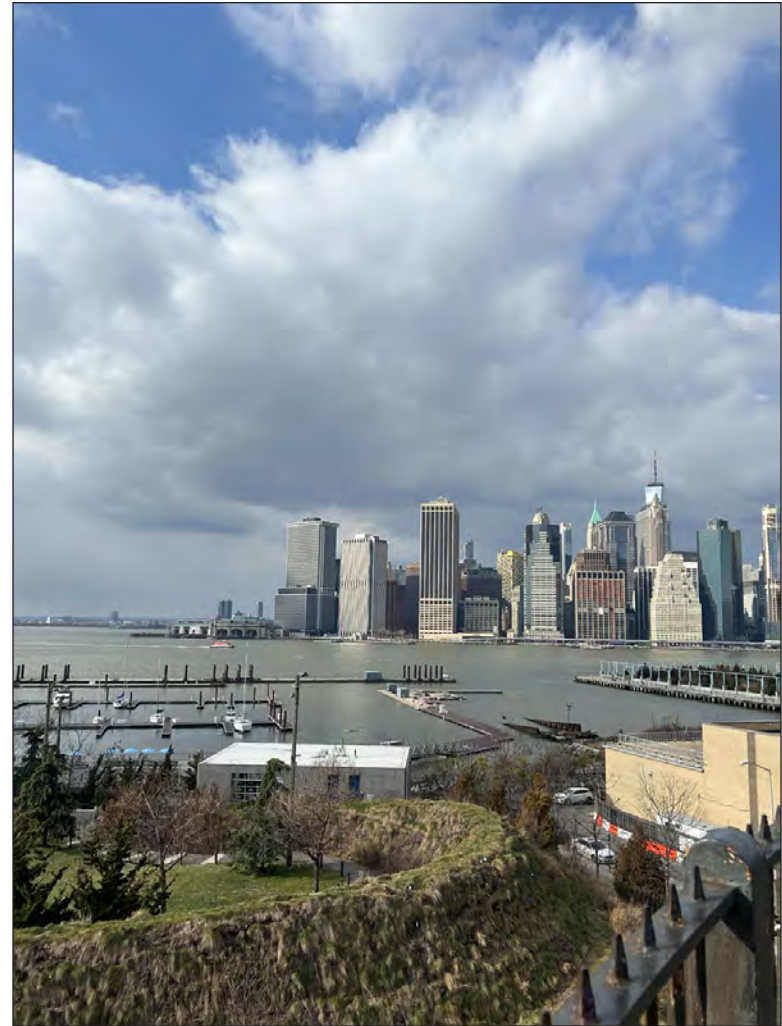
BQE Passing Above Atlantic Avenue at Columbia Street, Looking East **1**



Furman Street Beneath the BQE Cantilever, Looking North **2**



Brooklyn Heights from Brooklyn Bridge Park, Looking East **3**



A Portion of the View from the Brooklyn Heights Promenade, Looking Northwest **4**



View of the BQE from South End of Promenade, Looking South 5



View along the Promenade, Looking North 6



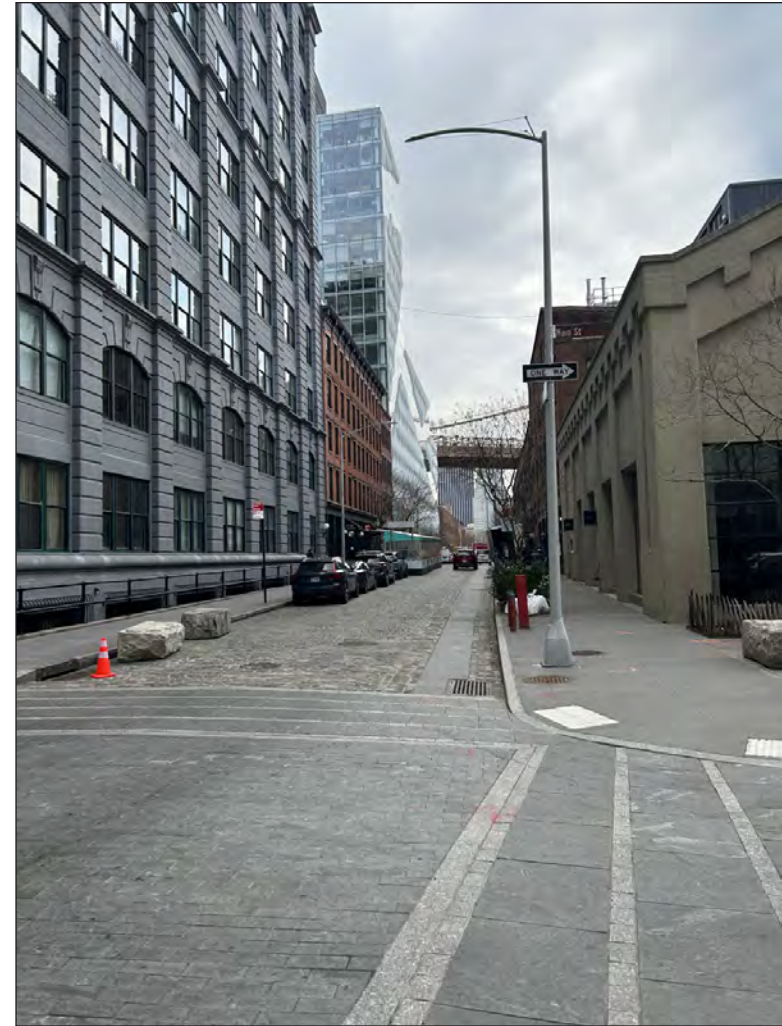
The Triple Cantilever Structure at Clark Street, Looking East 7



The Triple Cantilever Structure, Looking South 8



The BQE from Columba Heights, Looking East 9



Water Street at Main Street in Dumbo, Looking West 10



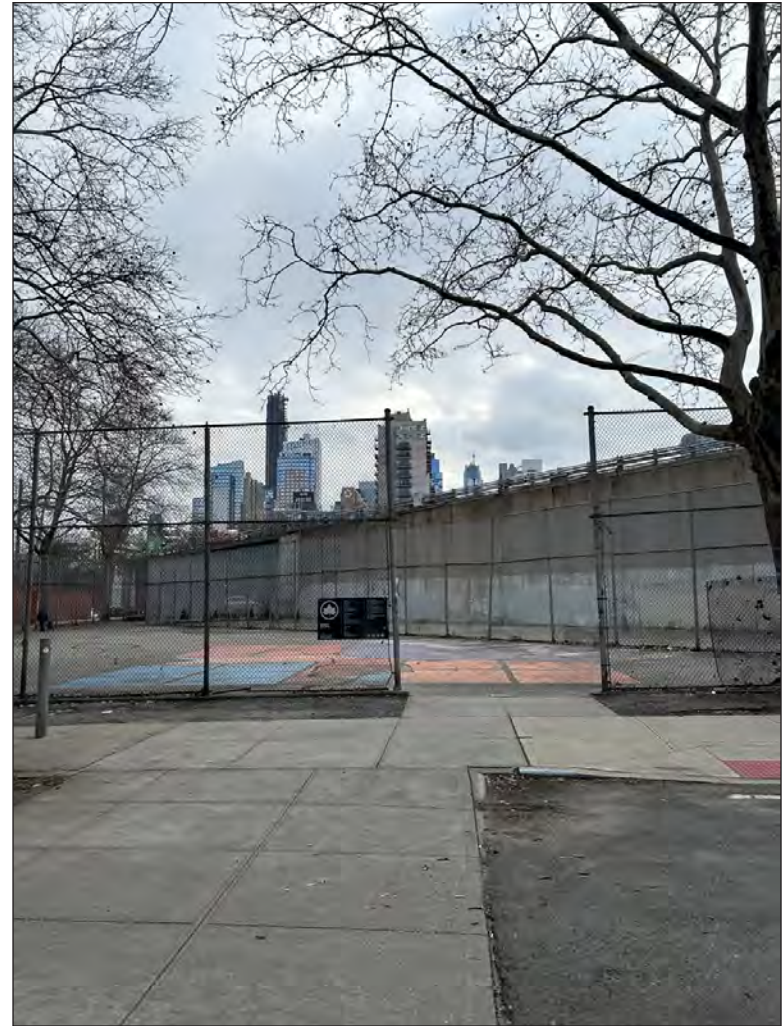
View Along Washington Street to Manhattan Bridge, Looking North **11**



View Along Pearl Street with BQE and Manhattan Bridge, Looking North **12**



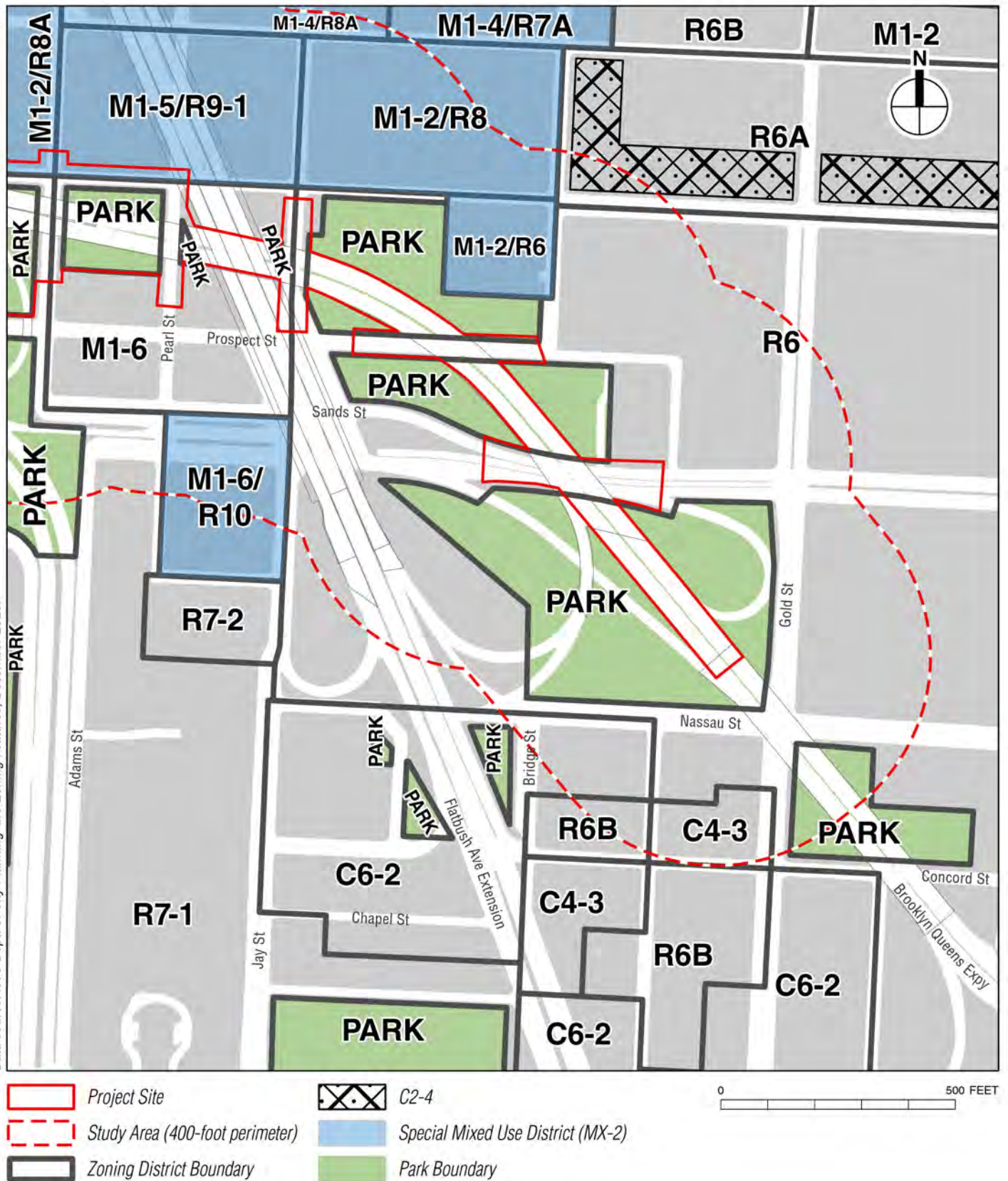
BQE Passing Beneath Manhattan Bridge and Above Jay Street, Looking North **13**

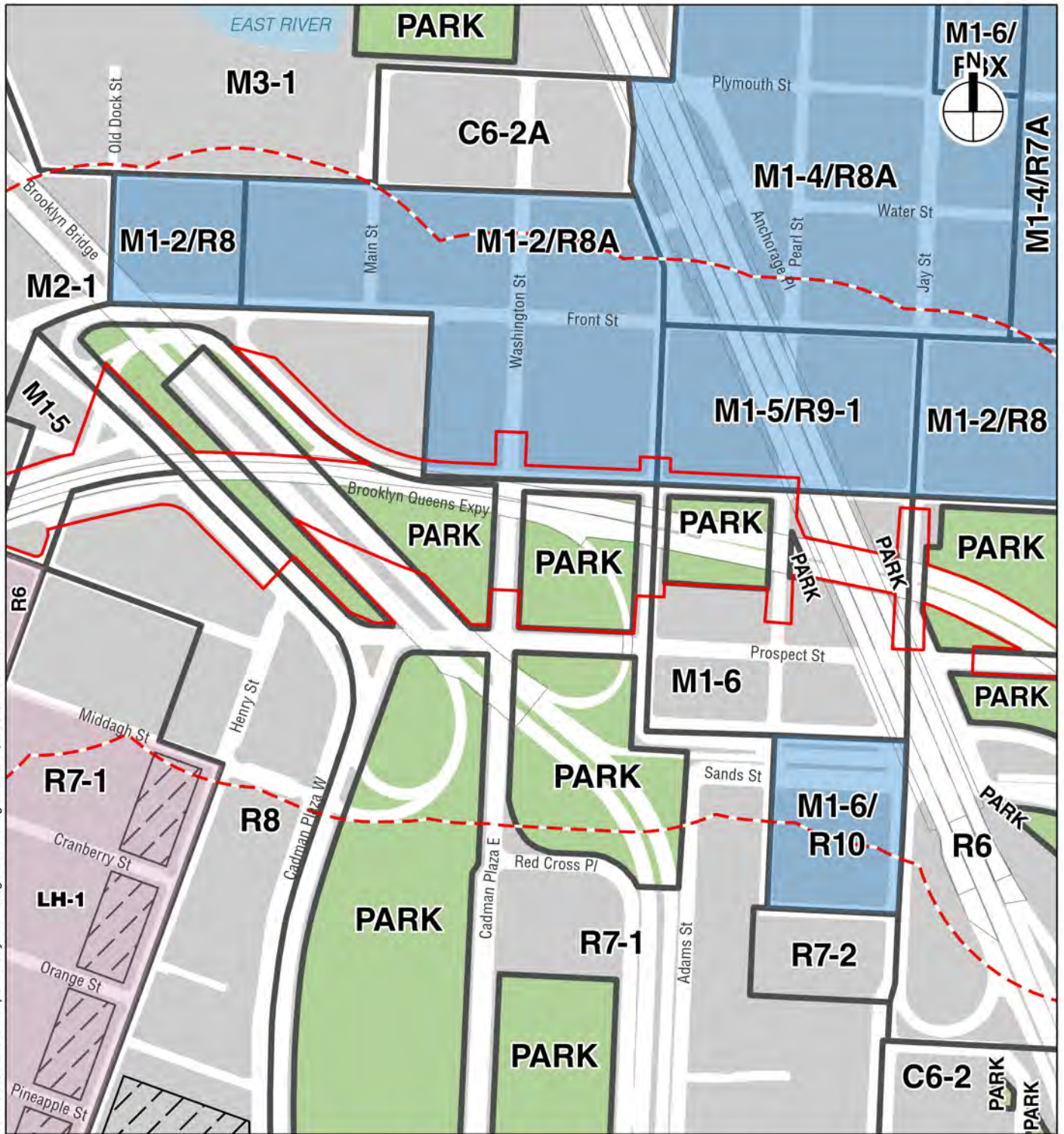


Bridge Park Courts Adjacent to Elevated BQE, Looking South **14**



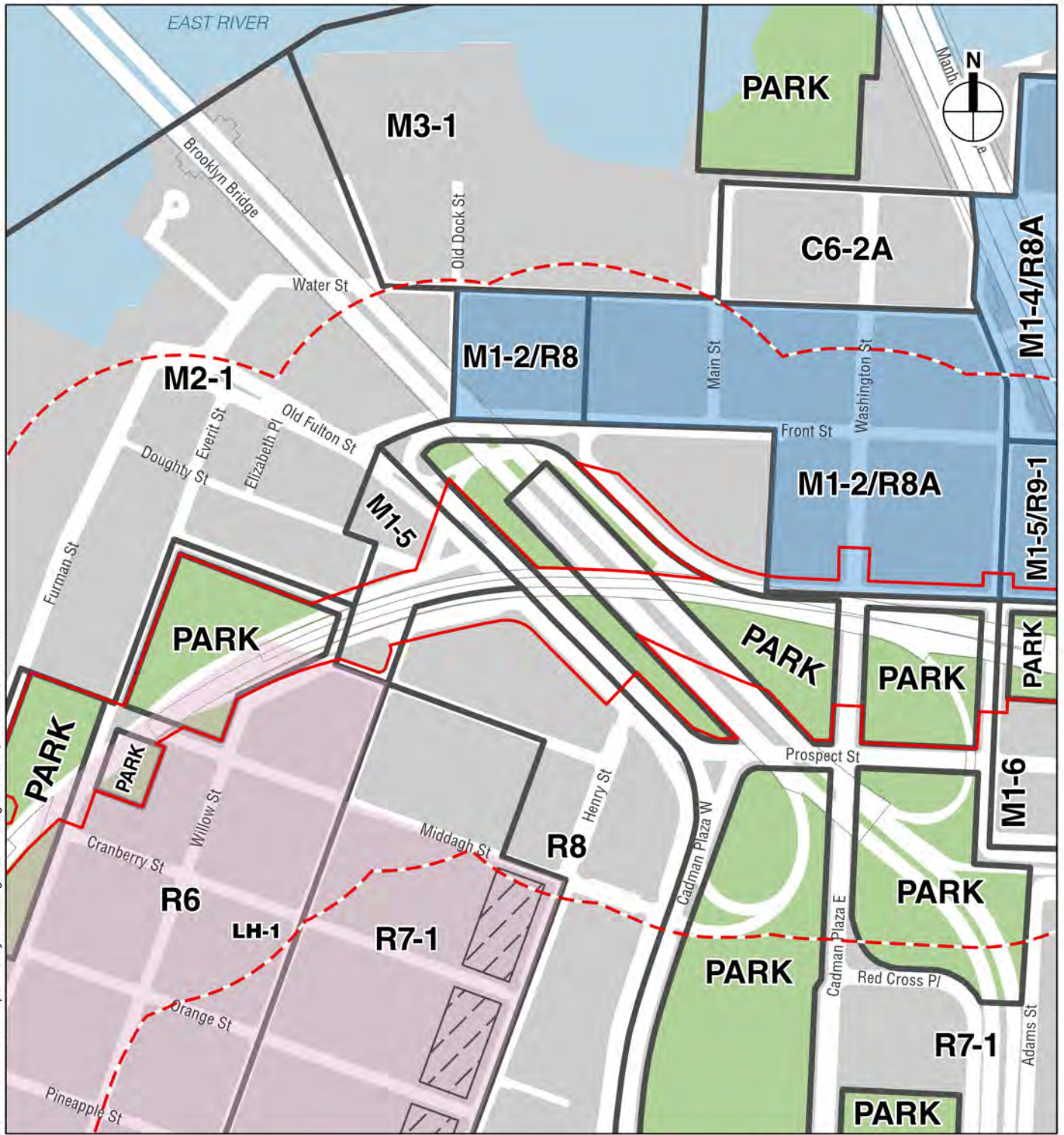
Farragut Houses at Sands Street, Looking East 15





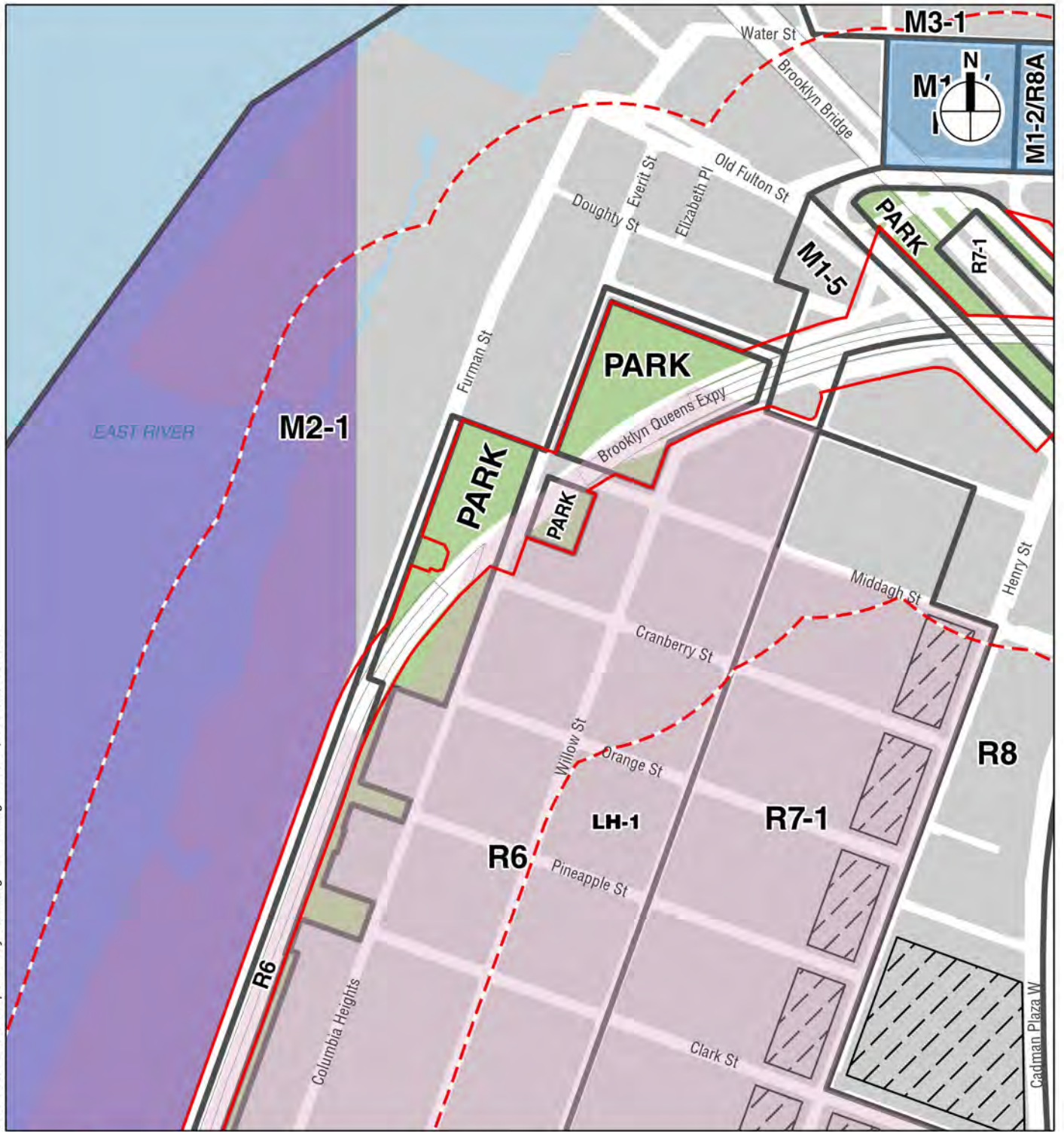
- Project Site
- Study Area (400-foot perimeter)
- Zoning District Boundary
- C1-5
- Limited Height District
- Special Mixed Use District (MX-2)
- Park Boundary

0 500 FEET



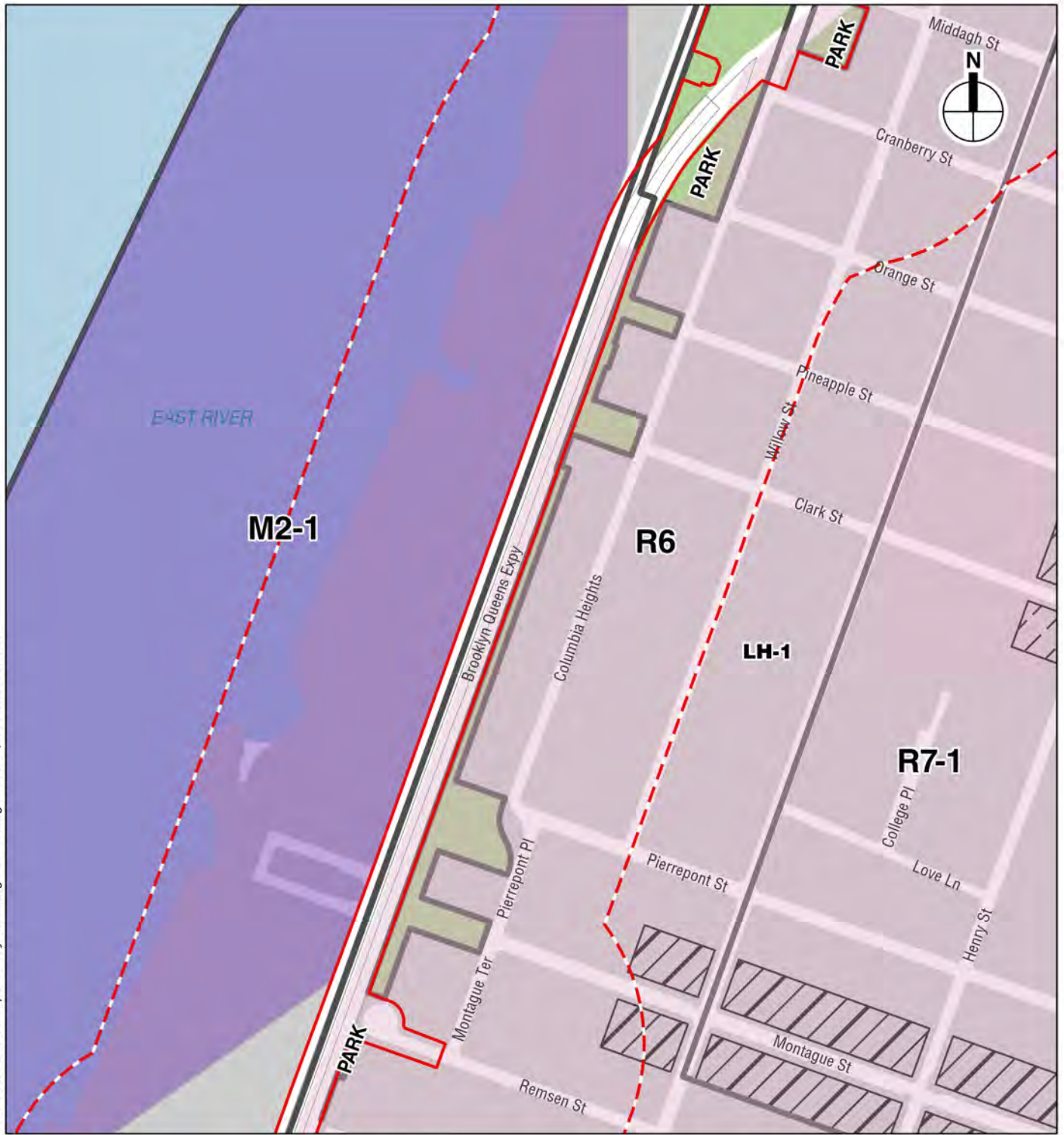
- Project Site
- Study Area (400-foot perimeter)
- Zoning District Boundary
- C1-5
- Limited Height District
- Special Mixed Use District (MX-2)
- Park Boundary

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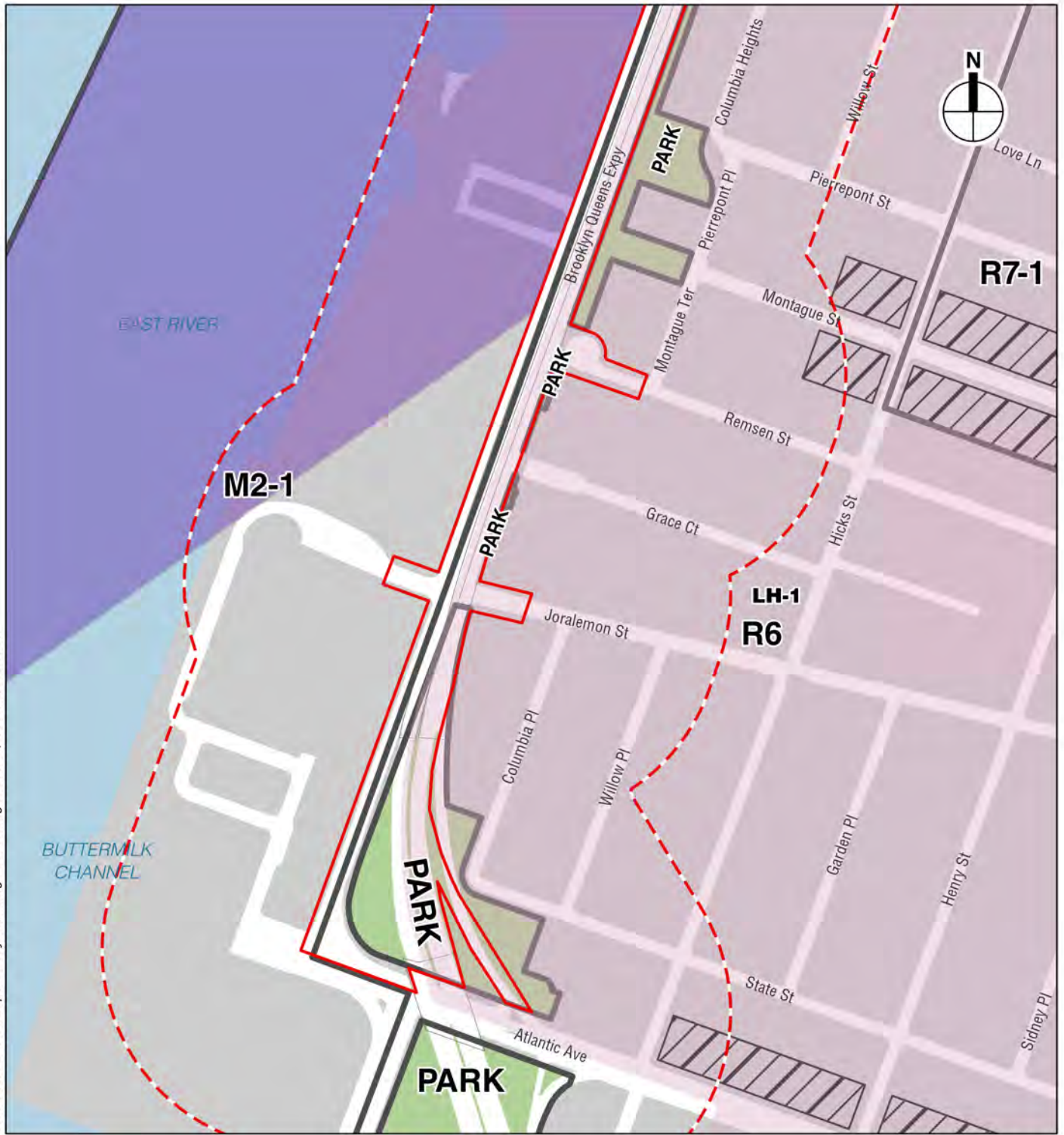
- | | | | |
|--|---------------------------------|--|-----------------------------------|
| | Project Site | | Limited Height District |
| | Study Area (400-foot perimeter) | | Special Mixed Use District (MX-2) |
| | Zoning District Boundary | | Special Scenic View District |
| | C1-5 | | Park Boundary |

0 500 FEET



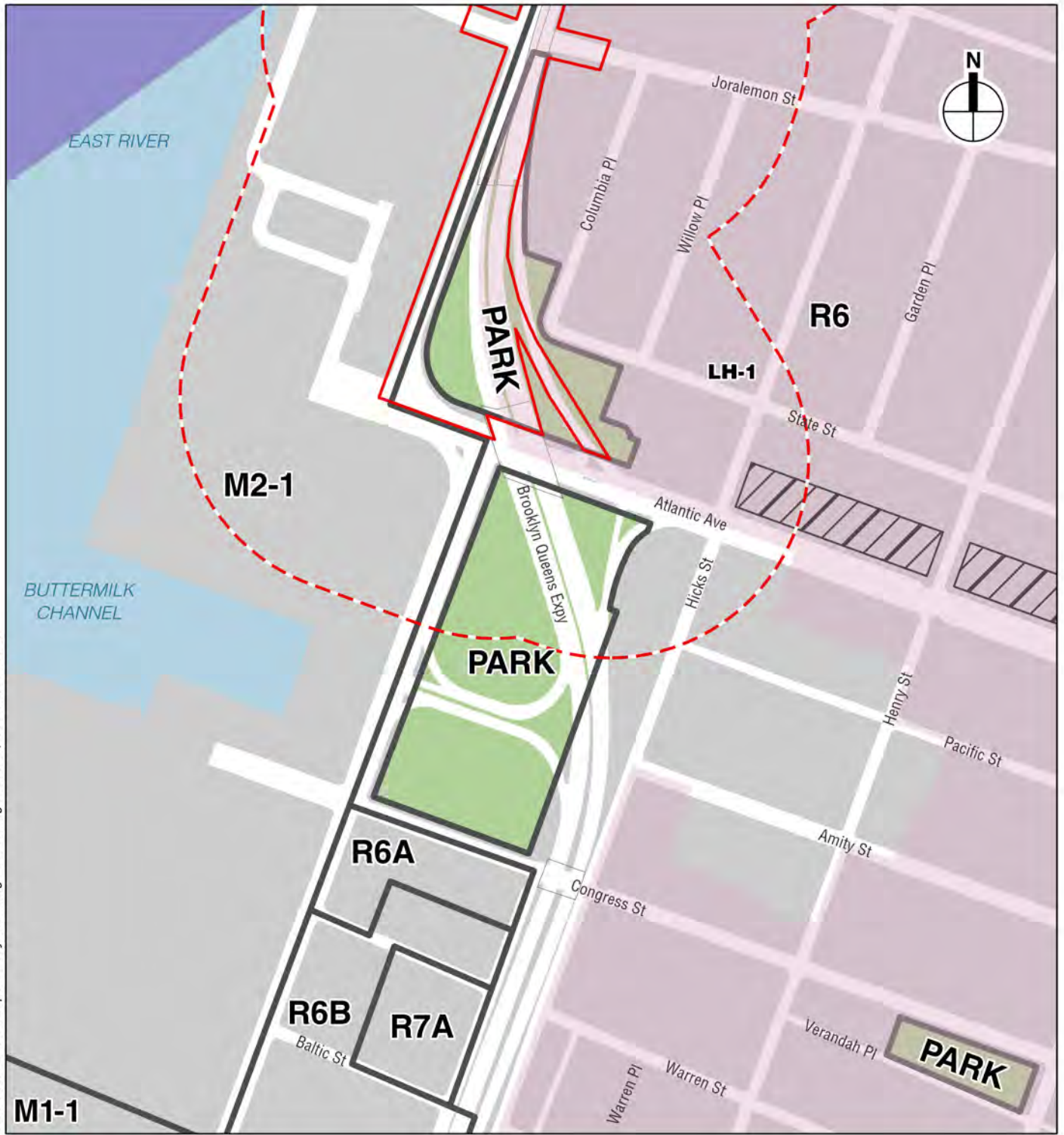
- | | |
|---------------------------------|------------------------------|
| Project Site | C1-5 |
| Study Area (400-foot perimeter) | Limited Height District |
| Zoning District Boundary | Special Scenic View District |
| C1-3 | Park Boundary |

0 500 FEET



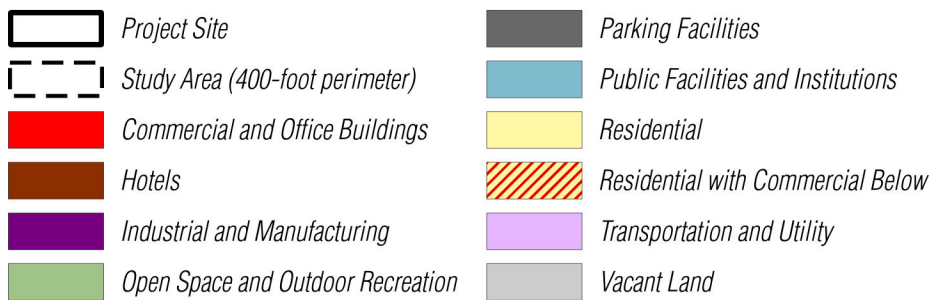
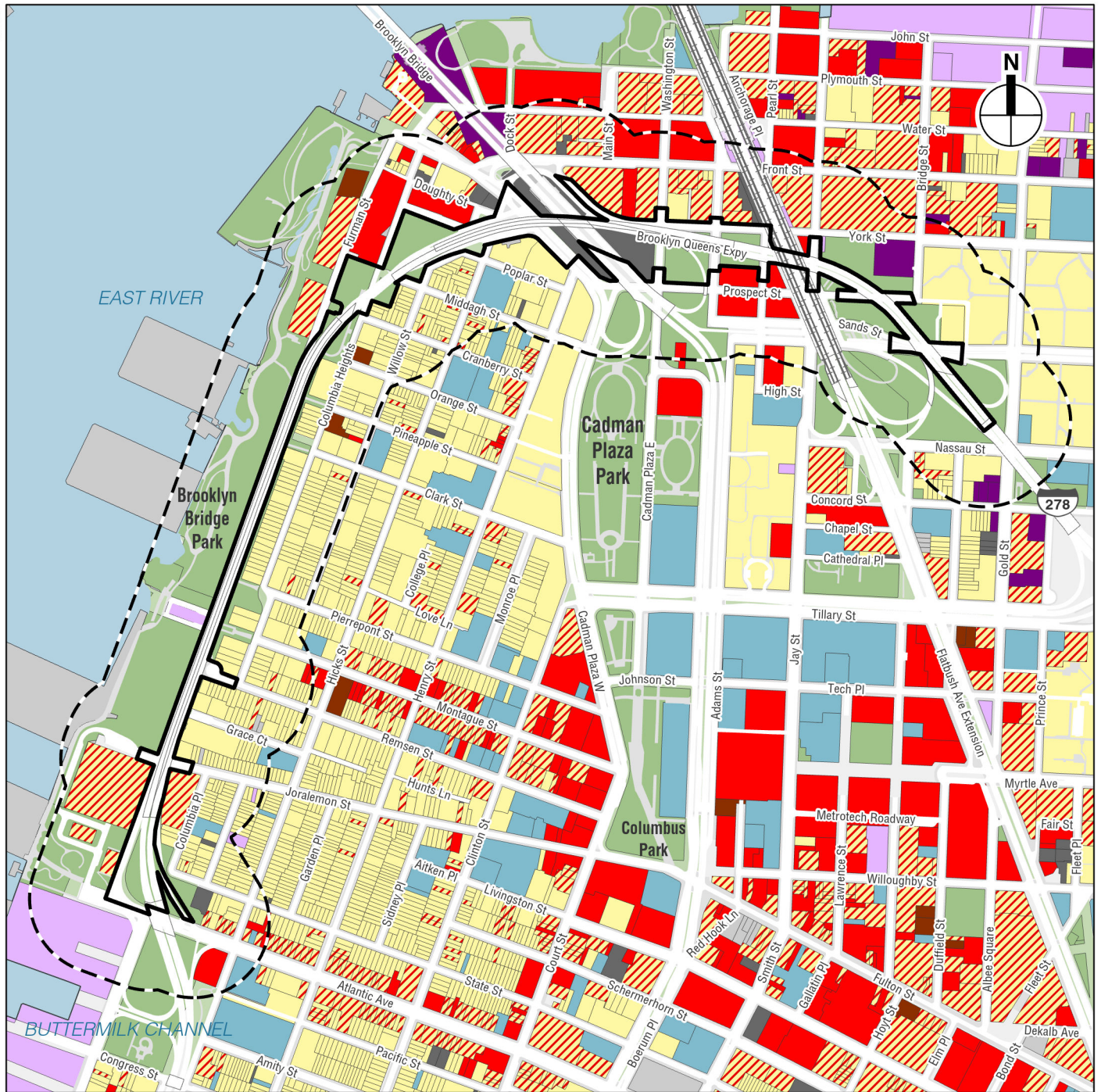
- Project Site
- Study Area (400-foot perimeter)
- Zoning District Boundary
- C1-3
- Limited Height District
- Special Scenic View District
- Park Boundary

0 500 FEET



- Project Site
- Study Area (400-foot perimeter)
- Zoning District Boundary
- C1-3
- Limited Height District
- Special Scenic View District
- Park Boundary

0 500 FEET



0 1,000 FEET

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.

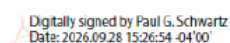
- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting 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 and/or zoning different from the surrounding area?	☐	☒
(b) Is there the potential to affect an applicable public policy?	☐	☒
(c) If "yes," to (a) and/or, (b), complete a preliminary assessment and attach.		
(d) Is the project a large, publicly sponsored project?	☒	☐
o If "yes," complete a OneNYC assessment and attach. See Attachment B.		
(e) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries ?	☒	☐
o If "yes," complete the Consistency Assessment Form . See Attachment B.		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 250 residential units?	☐	☒
▪ If "yes," answer <i>both</i> questions 2(b)(ii) below.		
o Generate a net increase of more than 200,000 square feet of commercial space?	☐	☒
▪ If "yes," answer question 2(b)(iv) below.		
o Directly displace 500 or more existing residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 existing employees or an unusually important business as defined in the chapter?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Create a retail concentration?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
o Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(vi) 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		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
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?	☐	☐
ii. Indirect Residential Displacement		
o Would the population of the primary study area increase by more than 10 percent or is there the potential to increase or accelerate trends toward increasing rents?	☐	☐
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services essential to the local economy that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐
o If "yes," is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	☐	☐

	YES	NO
iv. Indirect Business Displacement		
○ Would the project potentially introduce trends that make it difficult for businesses that provide products or services essential to the local economy to remain in the area?	☐	☐
○ Would the project displace a use that either directly supports businesses in the area or brings a customer base to the area for local businesses?	☐	☐
v. Indirect Business Displacement due to Retail Market Saturation		
○ 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?	☐	☐
vi. Adverse Effects on Specific Industries		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ 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?	☐	☒
(b) Indirect Effects		
○ Early Childhood Programs: 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)	☐	☒
○ Public Schools: Would the project result in 100 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)	☐	☒
○ Libraries: 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)	☐	☒
○ Healthcare Facilities and Fire/Police Protection: Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☒	☐
(b) Would the project generate a net increase of more than 175 residential units in an existing R1-R4 district or 250 units in an existing R5 or above, C, or M district?	☐	☒
(c) Would the project generate more 500 additional employees?	☐	☒
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in with-action structures of 250 feet or more?	☐	☒
(b) Would the proposed project result in with-action structures between 50-250 feet and be located adjacent to, within, or across the street from a sunlight-sensitive resource?	☒	☐
(c) Would the proposed project result in greater than 50 feet of incremental height change or substantial changes in bulk?	☐	☒
(d) If "yes" to any 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. See Attachment B.		
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)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(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. See Attachment B.		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project result in a building over 250 feet tall, have a project area greater than 1.5 acres, or be classified as a general large-scale development?	☒	☐
(b) Does the project require a special permit to allow the modification of bulk and yard requirements or special uses?	☐	☒
(c) Does the proposed project introduce new, or change the location of, streets or public open spaces?	☐	☒

	YES	NO
(d) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
(e) If "yes" to either of the above, please provide the information requested in Chapter 10 . See Attachment B.		
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 ?	☒	☐
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources. See Attachment B.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	☐	☒
o If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form and submit according to its instructions . See Attachment B.		
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?	☐	☒
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) 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?	☒	☐
(d) 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 the Hazardous Materials Appendix (including nonconforming uses)?	☒	☐
(e) 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?	☒	☐
(f) 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)?	☒	☐
(g) 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?	☒	☐
(h) 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?	☒	☐
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:		
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? See Attachment B.	☐	☐
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?	☐	☒
(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?	☐	☒
(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 ?	☐	☒
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☒	☐
(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?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See Attachment B.		
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): N/A		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?		
	☐	☒

	YES	NO
(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?	☐	☒
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
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): N/A		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	☐	☒
(b) If "yes," conduct the 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?	☐	☐
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>	☐	☐
o Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, bus stop, or Citywide Ferry Service landing?	☐	☐
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	☐	☒
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	☐	☒
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)	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See DSOW.		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☒	☐
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☐	☒
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18 ?	☒	☐
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. See Attachment B.	☐	☒
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		

	YES	NO
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(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. See Attachment B.		
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?	☒	☐
(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. See Attachment B.		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	☒	☐
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☒	☐
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	☒	☐
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
o The operation of several pieces of diesel equipment in a single location at peak construction?	☒	☐
o Closure of a community facility or disruption in its services?	☐	☒
o Activities within 400 feet of a historic or cultural resource?	☒	☐
o Disturbance of a site containing or adjacent to a site containing natural resources?	☒	☐
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?	☐	☒
(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 Attachment 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 Paul Schwartz	SIGNATURE Paul G. Schwartz  Digitally signed by Paul G. Schwartz Date: 2026.09.28 15:26:54 -04'00'	DATE 9/28/26

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.

CEQR Environmental Assessment Statement – Attachment B

Land Use, Zoning, and Public Policy (Page 5)

Public policies that may apply to the study area include OneNYC, New York City's Local Waterfront Revitalization Program, and any formal neighborhood or community plans. The CEQR Draft Scope of Work will describe the proposed detailed study to be included in the DEIS.

Open Space (Page 6)

Publicly accessible open spaces in the vicinity of the Project include Van Voorhees Park, Adam Yauch Park, Brooklyn Bridge Park, the Brooklyn Heights Promenade, Pierrepont Playground, Fruit Street Sitting Area, Squibb Park, Harry Chapin Playground, Hillside Dog Park, Anchorage Plaza, Cadman Plaza Park, Clumber Corner, Bar and Grill Park, Susan Smith McKinney Steward Park, Maritcha R. Lyons Park, Bridge Park 3, Trinity Park, and Golconda Playground. The Project may incorporate small sections of parkland into the transportation right-of-way and would result in construction activities within and directly adjacent to parklands. An assessment of the Project's direct effects on area open spaces resulting from operation of the facilities will be provided. The CEQR Draft Scope of Work will describe the proposed detailed study to be included in the DEIS.

Shadows (Page 6)

The Project would rehabilitate above-grade structures but would not substantially alter the height or width of the BQE mainline structures, and therefore, a shadows analysis is unlikely to be warranted. However, at Columbia Heights and possibly other locations, there could be minor changes in the width or height of overpasses. The CEQR Draft Scope of Work will describe the proposed detailed study to be included in the DEIS.

Historic and Cultural Resources (Page 6)

The Project involves ground disturbance in an area of Brooklyn with a long history of human occupation, and previous studies have identified archaeological sensitivity and archaeological resources in the project area and adjacent sites.

Consultation will be initiated with the New York City Landmarks Preservation Commission under CEQR and the New York State Office of Parks, Recreation, and Historic Preservation under Section 14.09 of the New York State Historic Preservation Act regarding the potential for archaeological sensitivity of the project limits. The archaeological resources study area will include all areas where the Project would result in subsurface disturbance.

The architectural resources analysis will consider whether the Project would affect any of the identified or potential historic architectural resources either directly by physically altering the resource or indirectly through alteration of the context or visual environment of these resources. The CEQR Draft Scope of Work will describe the proposed detailed study to be included in the DEIS.

Urban Design and Visual Resources (Page 6)

Because the project site is greater than 1.5 acres, a preliminary assessment of urban design and visual resources is warranted and will be prepared. The CEQR Draft Scope of Work will describe the proposed detailed study to be included in the DEIS.

Natural Resources (Page 7)

The Project would result in upland disturbance of existing impervious surfaces comprising roads and bridges. The Project could also result in the disturbance of adjacent pervious surfaces associated with parkland and retained fill. Existing natural resources in the study area will be characterized, including floodplains, terrestrial resources (i.e., ecological communities and wildlife), groundwater resources, aquatic resources, and threatened, endangered, and special

concern species. The CEQR Draft Scope of Work will describe the proposed detailed study to be included in the DEIS.

Hazardous Materials (Page 7)

The project site and adjacent sites have a documented history of activities that may have resulted in subsurface contamination and buildings and other structures may have incorporated lead-based paint, asbestos, or other regulated materials. The CEQR Draft Scope of Work will describe the proposed detailed study to be included in the DEIS.

Water and Sewer Infrastructure (Page 7)

As the Project would involve impervious surface coverage within the project limits, which would be greater than 5 acres in size, an analysis is warranted. The CEQR Draft Scope of Work will describe the proposed detailed study to be included in the DEIS.

Greenhouse Gas Emissions (Page 8)

The Project's generated GHG emissions during construction will be quantified and the consistency of the Project with the City's established GHG reduction goal will be assessed. As the Project is in a flood hazard zone, the potential impacts of climate change on the Project will be evaluated. The CEQR Draft Scope of Work will describe the proposed detailed study to be included in the DEIS.

Public Health (Page 8)

A public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. This EAS identifies the need for a detailed study of hazardous materials given a history of industrial uses within and near the project site. If the EIS should identify unmitigated significant adverse impacts with respect to hazardous materials or any of the other identified technical areas, NYC DOT will consider whether a public health assessment is warranted. The CEQR Draft Scope of Work will describe the proposed detailed study to be included in the DEIS.

Neighborhood Character (Page 8)

Neighborhood character is determined by several factors, including land use, socioeconomic conditions, community facilities, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. Because of the Proposed Project's potential to affect these CEQR categories, an assessment of neighborhood character during construction and operation of BQE Central is appropriate. The CEQR Draft Scope of Work will describe the proposed detailed study to be included in the DEIS.

Construction (Page 9)

The Project involves rehabilitation of the BQE within Downtown Brooklyn. Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Because the proposed temporary bypasses would introduce new, temporary structures that may be in place for up to 10 years, the Project could have substantial and extended construction effects. Large-scale development near sensitive receptors with a long construction duration typically requires a detailed assessment of the potential impacts of construction activities. The CEQR Draft Scope of Work will describe the proposed detailed study to be included in the DEIS.

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	
		YES	NO
IMPACT CATEGORY			
Land Use, Zoning, and Public Policy		☐	☒
Socioeconomic Conditions		☐	☒
Community Facilities and Services		☐	☒
Open Space		☒	☐
Shadows		☐	☒
Historic and Cultural Resources		☒	☐
Urban Design/Visual Resources		☐	☒
Natural Resources		☐	☒
Hazardous Materials		☐	☒
Water and Sewer Infrastructure		☐	☒
Solid Waste and Sanitation Services		☐	☒
Energy		☐	☒
Transportation		☐	☒
Air Quality		☐	☒
Greenhouse Gas Emissions		☐	☒
Noise		☐	☒
Public Health		☐	☒
Neighborhood Character		☐	☒
Construction		☒	☐
2. Does the project have the potential to disproportionately affect disadvantaged communities, or cause or increase a disproportionate pollution burden on a disadvantaged community.		☐	☒
3. 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.			
4. 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 <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).			
☐ 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.			
☐ 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.			
5. LEAD AGENCY'S CERTIFICATION			
TITLE Senior Director, Office of Project Analysis/Environmental Review		LEAD AGENCY New York City Department of Transportation	
NAME Shakil Ahmed		DATE 10/01/2026	
SIGNATURE 			