

**Beach 12<sup>th</sup> Street Demapping  
Environmental Assessment Statement  
CEQR NO: 12DCP094Q**



**Prepared for:  
NYC Department of City Planning**

**Prepared on Behalf of:  
Bnos Bais Yaakov of Far Rockaway**

**Prepared by:  
Philip Habib & Associates  
JANUARY 18, 2013**

**Beach 12<sup>th</sup> Street Demapping  
Environmental Assessment Statement  
CEQR No.: 12DCP094Q**

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PART I: GENERAL INFORMATION

1. Does Action Exceed Any Type I Threshold In 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?

Yes No

If yes, STOP, and complete the FULL EAS

2. Project Name Beach 12th Street Demapping EAS

3. Reference Numbers

Table with CEQR REFERENCE NUMBER, BSA REFERENCE NUMBER, ULURP REFERENCE NUMBER, OTHER REFERENCE NUMBER(S), Lead Agency Information, Applicant Information, and contact details.

5. Project Description:

This application is for a City Map change involving the elimination, discontinuance and closing of Beach 12th Street between Frisco Avenue and Caffrey Avenue in the Far Rockaway neighborhood in Queens Community District 14, and the conveyance of the portion of Beach 12th Street in city ownership to the adjoining property owner (Bnos Bais Yaakov of Far Rockaway).

6a. Project Location: Single Site (for a project at a single site, complete all the information below)

Form for single site location including address (1221 Caffrey Avenue), neighborhood (Far Rockaway), borough (Queens), and zoning district (R4A).

6b. Project Location: Multiple Sites (Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)

7. REQUIRED ACTIONS OR APPROVALS (check all that apply)

City Planning Commission: YES [checked] NO

Grid of checkboxes for various actions: City Map Amendment, Zoning Certification, Zoning Map Amendment, Zoning Authorization, Zoning Text Amendment, Housing Plan & Project, Uniform Land Use Review Procedure (ULURP), Site Selection — Public Facility, Concession, Franchise, UDAAP, Disposition — Real Property, Revocable Consent.

Board of Standards and Appeals: YES NO [checked]

Form for Board of Standards and Appeals including Special Permit, expiration date, and Variance (Use/Bulk) options.

ZONING SPECIAL PERMIT, SPECIFY TYPE:

Checkboxes for Modification of, Renewal of, and Other zoning special permits.

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

**Department of Environmental Protection:** YES  NO  IF YES, IDENTIFY:

**Other City Approvals:** YES  NO

- |  |  |
|--|--|
| <input type="checkbox"/> LEGISLATION   | <input type="checkbox"/> RULEMAKING                        |
| <input type="checkbox"/> FUNDING OF CONSTRUCTION; SPECIFY:   | <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES |
| <input type="checkbox"/> POLICY OR PLAN; SPECIFY:  | <input type="checkbox"/> FUNDING OF PROGRAMS; SPECIFY:     |
| <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL ( <i>not subject to CEQR</i> )                                   | <input type="checkbox"/> PERMITS; SPECIFY:                 |
| <input type="checkbox"/> 384(b)(4) APPROVAL  | <input type="checkbox"/> OTHER; EXPLAIN                    |
| <input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) ( <i>not subject to CEQR</i> ) |  |

**State or Federal Actions/Approvals/Funding:** YES  NO  IF "YES," IDENTIFY:

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

**GRAPHICS** The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11x17 inches in size and must be folded to 8.5 x 11 inches for submission

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Site location map<br><small>See Figure A-1 in Project Description</small> | <input checked="" type="checkbox"/> Zoning map | <input checked="" type="checkbox"/> Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map<br><small>See Figure A-3 in Project Description</small> |
| <input checked="" type="checkbox"/> Sanborn or other land use map   | <input checked="" type="checkbox"/> Tax map    | <input type="checkbox"/> For large areas or multiple sites, a GIS shape file that defines the project sites  |

**PHYSICAL SETTING** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): <b>21,000 sq. ft. (land area of street to be demapped)</b>	Type of Waterbody and surface area (sq. ft.): <b>N/A</b>	Roads, building and other paved surfaces (sq. ft.): <b>N/A</b>
---	---	---

Other, describe (sq. ft.):

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

Size of project to be developed: **60,000** (gross sq. ft.)

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

If 'Yes,' identify the total square feet owned or controlled by the applicant: **N/A** Total square feet of non-applicant owned development: **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? YES  NO

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

Area: **Unknown at this time** sq. ft. (width x length) Volume: **Unknown at this time** cubic feet (width x length x depth)

**DESCRIPTION OF PROPOSED USES** (please complete the following information as appropriate)

	<b>Residential</b>	<b>Commercial</b>	<b>Community Facility</b>	<b>Industrial/Manufacturing</b>
<b>Size</b> (in gross sq. ft.)	<b>N/A</b>	<b>N/A</b>	<b>60,000</b>	<b>N/A</b>
<b>Type</b> (e.g. retail, office, school)	units		<b>School Expansion (by 240 Seats)</b>	

Does the proposed project increase the population of residents and/or on-site workers? YES  NO  Number of additional residents? **0** Number of additional workers? **90**

Provide a brief explanation of how these numbers were determined: **School Staff per 4 students (based on ratio for current school)**

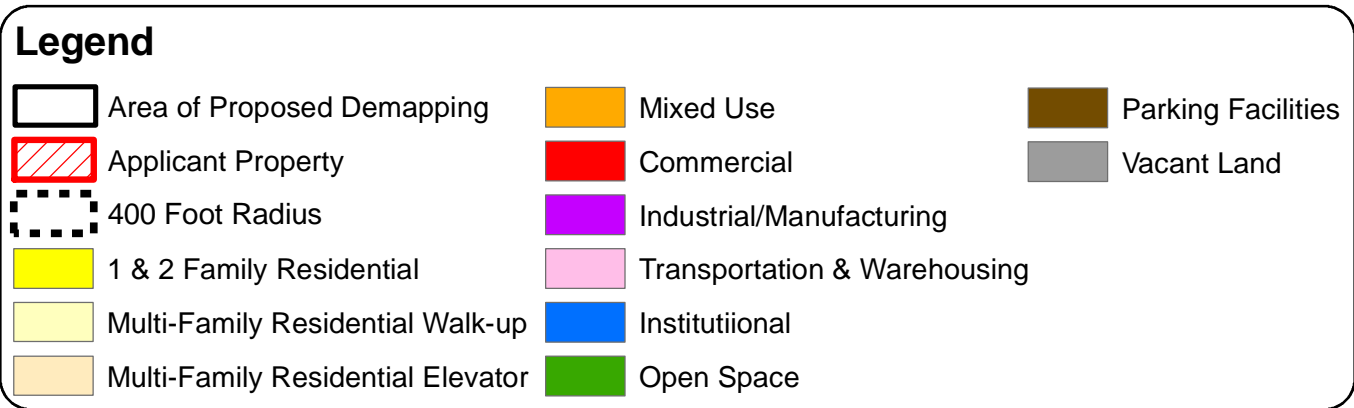
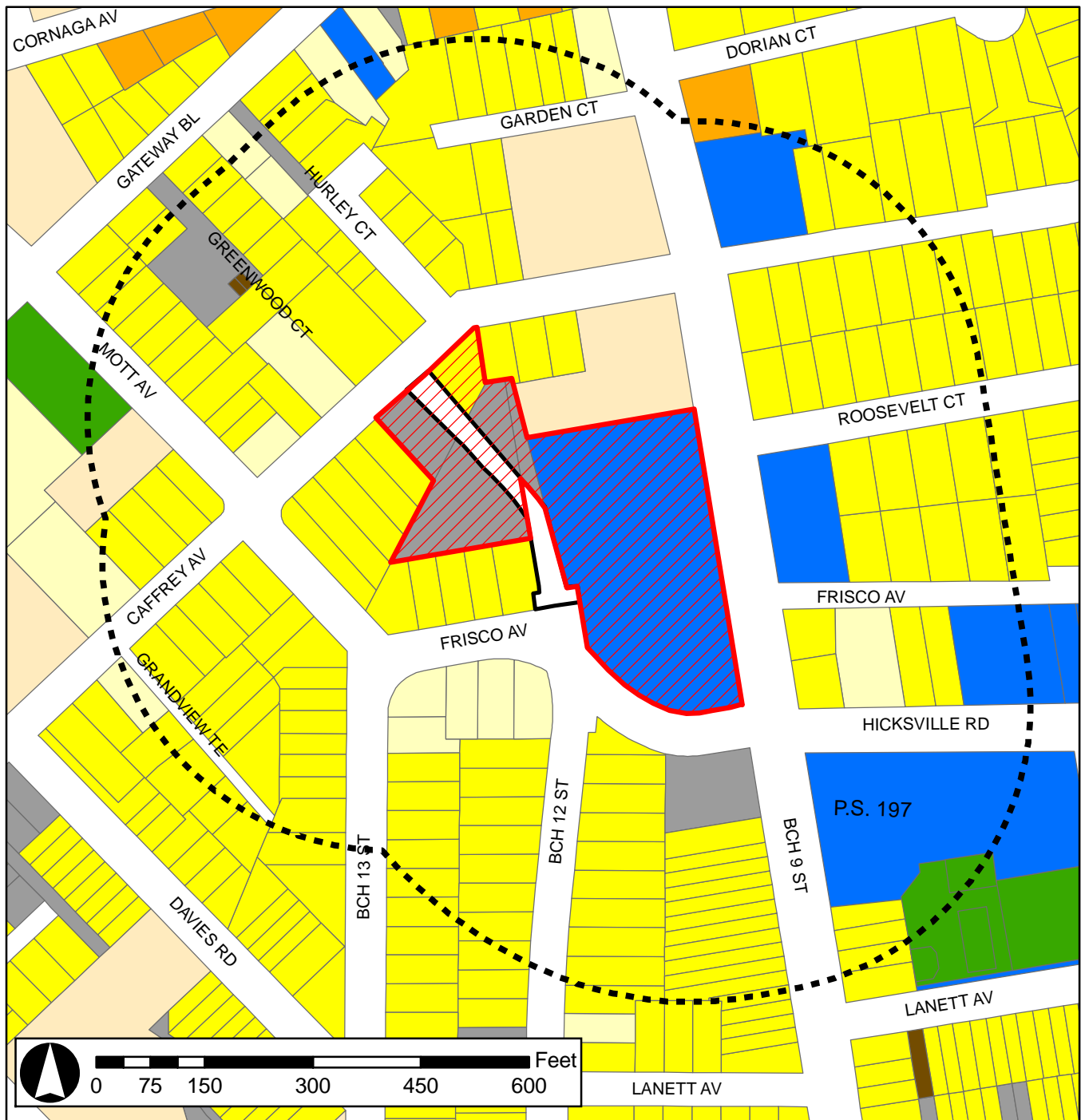
Does the project create new open space? YES  NO  if Yes (sq. ft)

Using Table 14-1, estimate the project's projected operational solid waste generation, if applicable: **3,372** (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: **6.27 Billion** (annual BTUs)

Has a No-Action scenario been defined for this project that differs from the existing condition? YES  NO  If 'Yes,' see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

**Without the Proposed Action, the subject street would not be demapped and the portion that is currently under City ownership would remain undeveloped. The existing temporary classrooms would be removed and the existing high school capacity would be accommodated through a re-allocation of space within the existing building and through temporary facilities on portions of the site not located within the bed of the mapped street (see Attachment A, "Project Description" for more details).**







NYC Digital Tax Map

Effective Date : 12-09-2008 00:23:17  
End Date : Current  
Queens Block: 15584

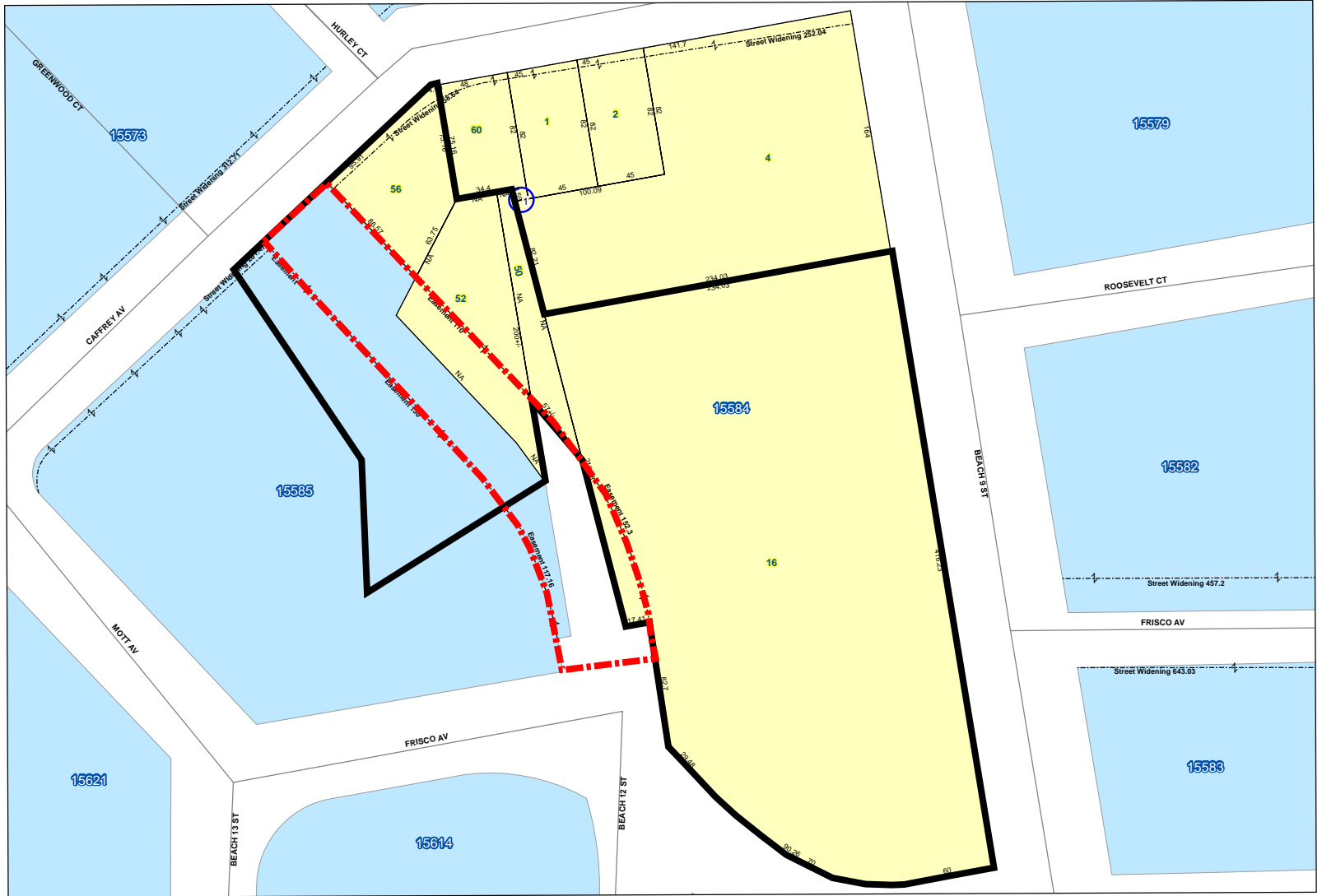


Legend

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

**Proposed Demapping**

**Applicant Property**



0 15 30 45 60 Feet  
04.59 18 27 36

Beach 12th Street Demapping EAS

Figure 3  
Tax Map



**NYC Digital Tax Map**

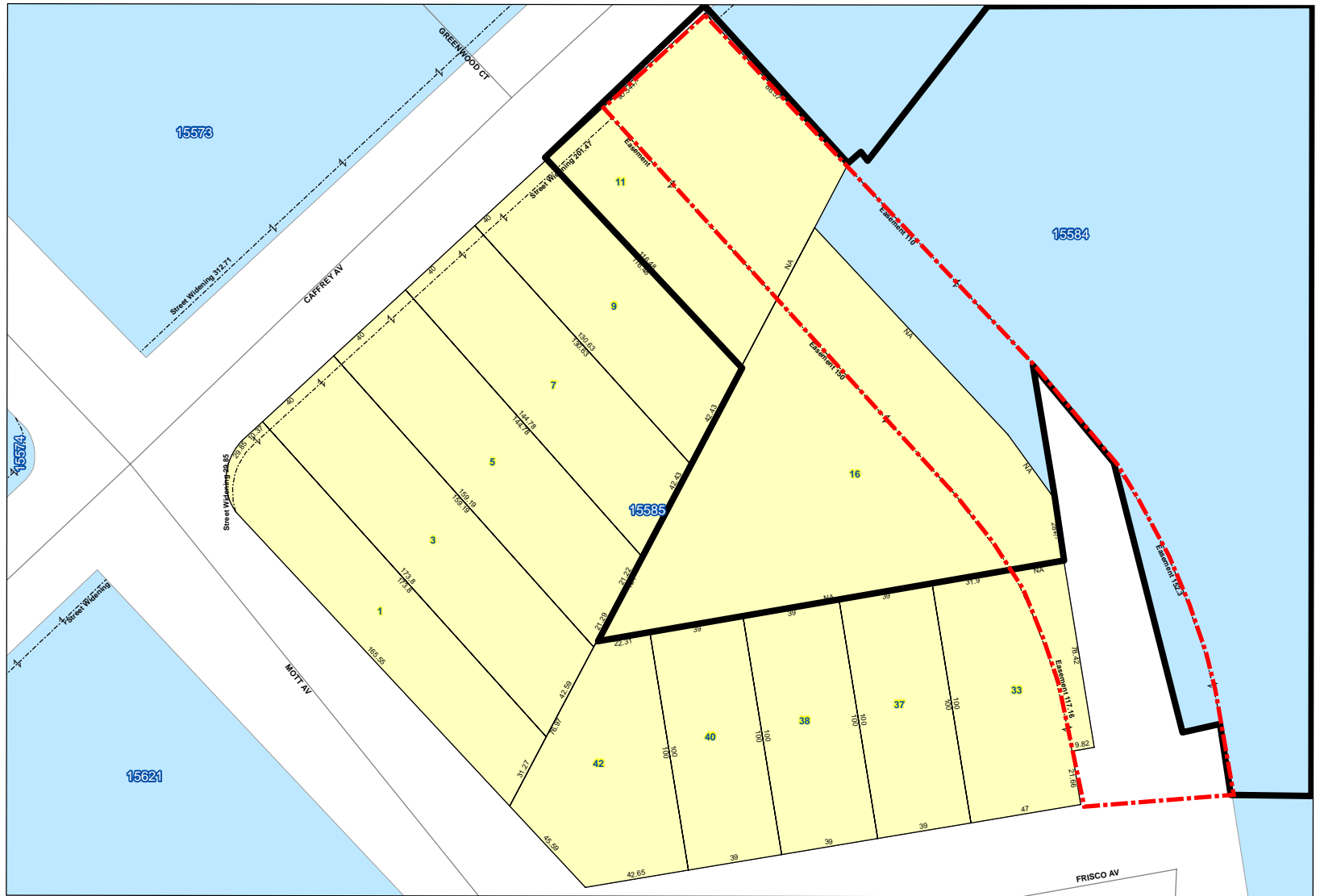
E active Date : 12-09-2008 00:23:46  
End Date : Current  
Queens Block: 15585

**Legend**

- Streets
- Miscellaneous Text
- ⚡ Possession Hooks
- - - Boundary Lines
- ⚡ Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

**Proposed Demapping**

**Applicant Property**



0 3.6 12 18 24 Feet



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

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL): <b>2015</b>	ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: <b>18-24 Months</b>
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	IF MULTIPLE PHASES, HOW MANY PHASES:
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: <b>All construction of the school expansion would be complete by 2015.</b>	

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

RESIDENTIAL     MANUFACTURING     COMMERCIAL     PARK/FOREST/OPEN SPACE     OTHER, Describe: Institutional

**PART II: TECHNICAL ANALYSES**

**INSTRUCTIONS:** The questions in the following table refer to the thresholds for each analysis area in the respective chapter of the CEQR Technical Manual.

- 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.
- Often, a 'Yes' answer will result in a preliminary analysis to determine whether further analysis is needed. For each 'Yes' response, consult the relevant chapter of the CEQR Technical Manual for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether detailed analysis is needed. Please note that a 'Yes' answer does not mean that an EIS must be prepared—it often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant either to provide additional information to support this Short EAS Form or complete a Full EAS Form. For example, if a question is answered 'No,' an agency may request a short explanation for this response. In addition, if a large number of the questions are marked 'Yes,' the lead agency may determine that it is appropriate to require completion of the Full EAS Form.

	YES	NO
<b>1. LAND USE, ZONING AND PUBLIC POLICY: <a href="#">CEQR Technical Manual Chapter 4</a></b>		
(a) Would the proposed project result in a change in land use or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If "Yes", complete a preliminary assessment and attach.		✓
(b) Is the project a large, publicly sponsored project? If "Yes", complete a PlaNYC assessment and attach.		✓
(c) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? If "Yes", complete the <a href="#">Consistency Assessment Form</a> .	✓	
<b>2. SOCIOECONOMIC CONDITIONS: <a href="#">CEQR Technical Manual Chapter 5</a></b>		
(a) Would the proposed project:		
• Generate a net increase of 200 or more residential units?		✓
• Generate a net increase of 200,000 or more square feet of commercial space?		✓
• Directly displace more than 500 residents?		✓
• Directly displace more than 100 employees?		✓
• Affect conditions in a specific industry?		✓
<b>3. COMMUNITY FACILITIES: <a href="#">CEQR Technical Manual Chapter 6</a></b>		
(a) Does the proposed project exceed any of the thresholds outlined in <a href="#">Table 6-1 of Chapter 6</a> ?		✓
<b>4. OPEN SPACE: <a href="#">CEQR Technical Manual Chapter 7</a></b>		
(a) Would the proposed project change or eliminate existing open space?		✓
(b) Is the proposed project within an underserved area in the <b>Bronx, Brooklyn, Manhattan, Queens, or Staten Island</b> ? If "Yes," would the proposed project generate 50 or more additional residents?		✓
If "Yes," would the proposed project generate 125 or more additional employees?		
(c) Is the proposed project in a well-served area in the <b>Bronx, Brooklyn, Manhattan, Queens, or Staten Island</b> ? If "Yes," would the proposed project generate 300 or more additional residents?		✓
If "Yes," would the proposed project generate 750 or more additional employees?		
(d) If the proposed project is not located in an underserved or well-served area, would the proposed project generate: 200 or more additional residents?		✓
500 additional employees?		✓

	YES	NO
5. <b>SHADOWS:</b> <i>CEQR Technical Manual Chapter 8</i>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?		✓
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?		✓
6. <b>HISTORIC AND CULTURAL RESOURCES:</b> <i>CEQR Technical Manual Chapter 9</i>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for, or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District? <b>SEE APPENDIX E IN ATTACHMENT B FOR DETAILS.</b>		✓
If "Yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
7. <b>URBAN DESIGN:</b> <i>CEQR Technical Manual Chapter 10</i>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	✓	
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning?		✓
8. <b>NATURAL RESOURCES:</b> <i>CEQR Technical Manual Chapter 11</i>		
(a) Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes," complete the <b>Jamaica Bay Watershed Form</b> .	✓	
(b) Does the proposed project site or a site adjacent to the project contain natural resources as defined in section 100 of Chapter 11? If "Yes," list the resources and attach supporting information on whether the project would affect any of these resources.		✓
9. <b>HAZARDOUS MATERIALS:</b> <i>CEQR Technical Manual Chapter 12</i>		
(a) Would the project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?		✓
(b) Does the project site have existing institutional controls (e.g. (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		✓
(c) Would the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?		✓
(d) 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?		✓
(e) Would the project result in development where underground and/or aboveground storage tanks (e.g. gas stations) are or were on or near the site?		✓
(f) Would the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		✓
(g) Would the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?		✓
(h) Has a Phase I Environmental Site Assessment been performed for the site? If "Yes," were RECs identified? Briefly identify: <b>No RECs were identified as a result of the Phase I findings.</b>	✓	
10. <b>INFRASTRUCTURE:</b> <i>CEQR Technical Manual Chapter 13</i>		
(a) Would the proposed project result in water demand of more than one million gallons per day?		✓
(b) Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 SF or more of commercial space in Manhattan or at least 400 residential units or 150,000 SF or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		✓
(c) Is the proposed project located in a <b>separately sewerred area</b> and result in the same or greater development than that listed in <b>Table 13-1 of Chapter 13</b> ?		✓
(d) Would the project involve development on a site five acres or larger where the amount of impervious surface would increase?		✓
(e) Would the project involve development on a site one acre or larger where the amount of impervious surface would increase and is located within the <b>Jamaica Bay Watershed</b> or in certain <b>specific drainage areas</b> including: Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek?		✓
(f) Is the project located in an area that is partially sewerred or currently unsewerred?		✓
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a WWTP and/or generate contaminated stormwater in a separate storm sewer system?		✓
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?		✓
11. <b>SOLID WASTE AND SANITATION SERVICES:</b> <i>CEQR Technical Manual Chapter 14</i>		
(a) Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?		✓
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?		✓

	YES	NO
12. <b>ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>		
(a) Would the proposed project affect the transmission or generation of energy?		✓
13. <b>TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>		
(a) Would the proposed project exceed any threshold identified in <a href="#">Table 16-1 of Chapter 16</a> ?	✓	
(b) If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		
(1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? If "Yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection?  <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, "Transportation," for information.</i>		✓
(2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? If "Yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?		✓
(3) Would the proposed project result in more than 200 pedestrian trips per project peak hour? If "Yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?		✓
14. <b>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 <a href="#">Section 210 of Chapter 17</a> ?		✓
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in <a href="#">Section 220 of Chapter 17</a> ? If "Yes," would the proposed project exceed the thresholds in the Figure 17-3, <a href="#">Stationary Source Screen Graph</a> ? (attach graph as needed)	✓	✓
(c) Does the proposed project involve multiple buildings on the project site?		✓
(d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?		✓
(e) Does the proposed project site have existing institutional controls (e.g. E-designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		✓
15. <b>GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		
(a) Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?		✓
(b) If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in <a href="#">Chapter 18</a> ?		✓
16. <b>NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>		
(a) Would the proposed project generate or reroute vehicular traffic?	✓	
(b) Would the proposed project introduce new or additional receptors (see <a href="#">Section 124 of 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 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-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		✓
17. <b>PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>		
(a) Would the proposed project warrant a public health assessment based upon the guidance in <a href="#">Chapter 20</a> ?		✓
18. <b>NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>		
(a) Based upon the analyses conducted for the following technical areas, check yes if any of the following technical areas required a detailed analysis: Land Use, Zoning, and Public Policy, Socioeconomic Conditions, Open Space, Historic and Cultural Resources, Urban Design and Visual Resources, Shadows, Transportation, Noise  If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance of in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		✓
<b>An assessment of neighborhood character was not warranted as no significant adverse impacts were found in the technical areas of Land Use, Zoning &amp; Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; or Noise.</b>		

		YES	NO
19.	<b>CONSTRUCTION IMPACTS:</b> <i>CEQR Technical Manual Chapter 22</i> Would the project's construction activities involve (check all that apply):		
	• Construction activities lasting longer than two years;		✓
	• Construction activities within a Central Business District or along an arterial or major thoroughfare;		✓
	• Require closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc);		✓
	• Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out;		✓
	• The operation of several pieces of diesel equipment in a single location at peak construction;		✓
	• Closure of community facilities or disruption in its service;	✓	
	• Activities within 400 feet of a historic or cultural resource; or		✓
	• Disturbance of a site containing natural resources.		✓

If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent 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.

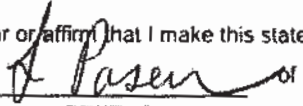
**Proposed new construction on the development site may result in temporary disruptions, including noise, dust and traffic associated with the delivery of materials and arrival of workers on the project site. These effects however, would be temporary, and are therefore not considered significant.**

**20. APPLICANT'S CERTIFICATION**

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of pertinent books and records and/or after inquiry of persons who have personal knowledge 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

Leah Posen



Bnos Bals Yaakov of Far Rockaway

APPLICANT/SPONSOR

SIGNATURE

NAME THE ENTITY OR OWNER

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

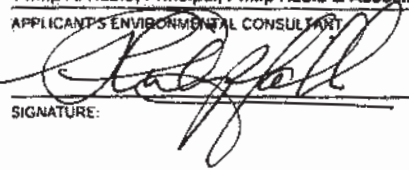
Check if prepared by:  APPLICANT/REPRESENTATIVE OF  LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

Philip A. Habib, Principal, Philip Habib & Associates

APPLICANT'S ENVIRONMENTAL CONSULTANT

LEAD AGENCY REPRESENTATIVE NAME:

SIGNATURE:



January 18, 2013

DATE:

**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 of 1977, as amended) which contain the State and City criteria for determining significance.

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

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

2. Are there any aspects of the project relevant to the determination whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the project may have a significant impact on the environment.

**3. LEAD AGENCY CERTIFICATION**

DEPUTY DIRECTOR, ENVIRONMENTAL AND REVIEW DIVISION

NEW YORK CITY DEPARTMENT OF CITY PLANNING

TITLE

LEAD AGENCY

Celeste Evans



NAME

SIGNATURE

**ATTACHMENT A**

**Beach 12<sup>th</sup> Street Demapping EAS**  
**ATTACHMENT A: PROJECT DESCRIPTION**

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**I. INTRODUCTION**

The Applicant, Bnos Bais Yaakov of Far Rockaway (the “Applicant”) is proposing to eliminate from the City Map Beach 12<sup>th</sup> Street (the “Subject Street”) between Frisco Avenue and Caffrey Avenue in the Far Rockaway neighborhood in Queens Community District 14. The Applicant operates a private school for girls in grades K-12. The girls in the lower grades are taught in a 3-story building comprising approximately 80,000 gross square feet on the Applicant’s property at 613 Beach 9th Street (see Figure A-1). The upper grades are currently taught in temporary facilities (modular classrooms) comprising approximately 8,600 gross square feet on the Applicant’s property near Caffrey Avenue. The blocks on which the school’s property is located is bounded by Caffrey Avenue to the north, Beach 9<sup>th</sup> Street to the east, Frisco Avenue the south and Mott Avenue to the west. The southern portion of the school’s property is currently occupied by the main building (Block 15584, Lot 16) housing the lower grades, and a portion of this tax lot overlaps with a portion of the Subject Street. The northern portion of the Applicant’s property adjacent to Caffrey Avenue (Block 15584, Lots 50, 52 and 56 and Block 15585, Lot 11 and, 16) is occupied by temporary classroom structures, a basketball court and a pool. Block 15584, Lot 52 and Block 15585, Lots 11 and 16 overlap a portion of the Subject Street. The proposed demapping (the “proposed action”) would permit the Applicant to replace and enlarge the existing temporary facilities with permanent facilities on the portion of the Applicant’s property that currently includes the Subject Street.

Different portions of the Subject Street are owned by three separate parties: the Applicant, the City of New York and the private owner of Block 15585, Lot 33. As detailed in Table A-1 below, the City owns approximately 5,053 square feet of the eastern portion of the Subject Street adjacent to Frisco Avenue, while the private landowner of Lot 33 (on Block 15585) owns 942 square feet of the western portion of the Subject Street. The Applicant owns approximately 14,571 square feet of the northern portion of the Subject Street. The area that would be directly affected by the proposed demapping is bounded by the existing school on Beach 9<sup>th</sup> Street and the residential uses to the north, west and south of the Subject Street on blocks 15584 and 15585.

**Table A-1**  
**Existing Ownership of Subject Street Portions**

<b>Ownership</b>	<b>Location</b>	<b>Square Footage</b>
City of New York	Southern Portion	5,053sq ft
Bnos Bais Yaakov of Far Rockaway	Northern Portion	14,571 sq ft
Property Owner on Lot 33	Western Portion	942 sq ft
<b>Total</b>		20,566 sq ft

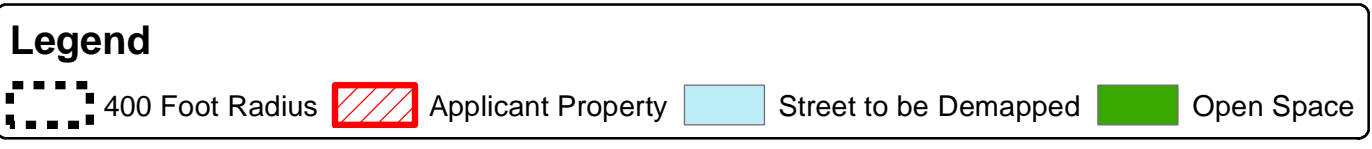
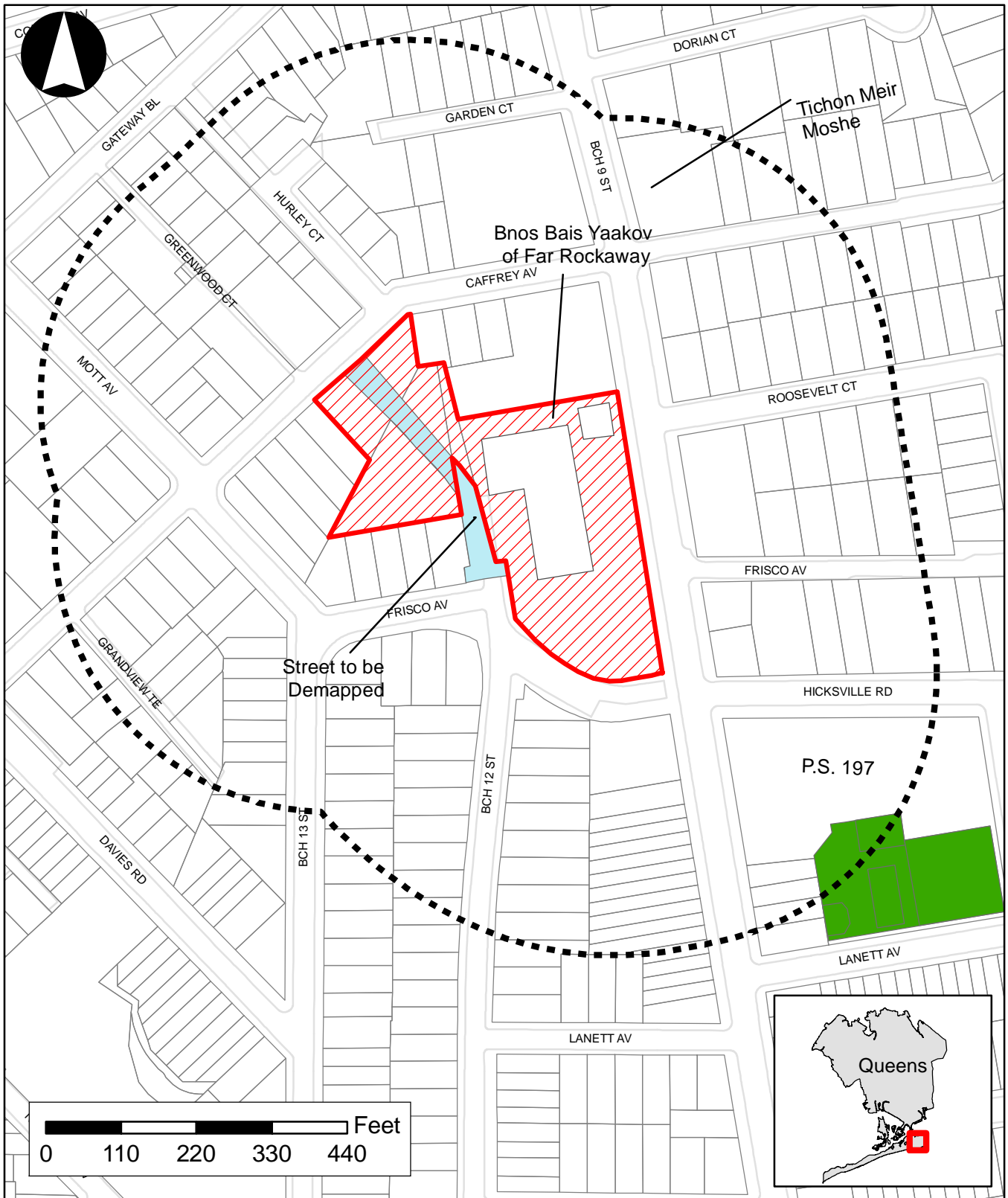


— — Proposed Demapping    - - - 400 Foot Radius    — Applicant's Property

Beach12th Street Demapping EAS

Figure A-1  
Site Aerial





The proposed action would permit the existing K-12 school to replace its approximately 8,600 square foot temporary classroom facilities with a permanent facility that would be up to approximately 60,000 gsf and accommodate a net increment of up to 240 students. The proposed building would be located on portions of Lot 11 and 16 on Block 15585, and portions of Lots 52 and 56 on Block 15584. The temporary structures constructed on the northern portion of the Subject Street would be replaced with permanent facilities. In addition, the Applicant would acquire the City-owned portion of the Subject Street, increasing the lot area of the Applicant's property.

This attachment provides a detailed description of the proposed project, including project location, purpose and need, and government approvals required for implementation. The attached supplemental studies examine the potential for the proposed action to result in impacts in any *2012 CEQR Technical Manual* areas.

## **II. EXISTING CONDITIONS**

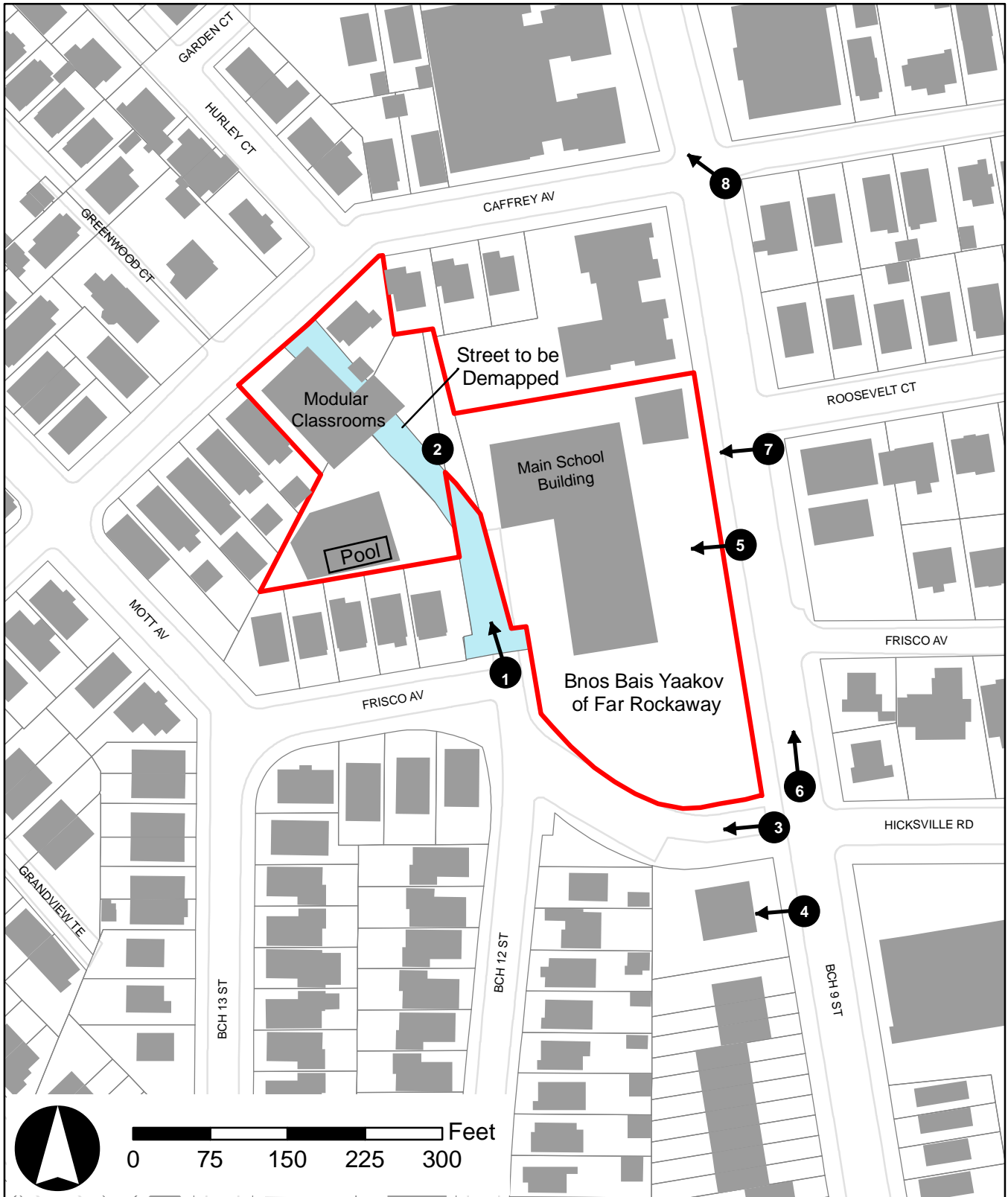
### **Land Use**

#### ***The Project Site***

As described above, the Subject Street is located in the Far Rockaway neighborhood of Queens between Frisco and Caffrey Avenues. The land underlying the Subject Street is owned in part by The City, in part by the Applicant and in part by a third party. Beach 12<sup>th</sup> Street was added to the City Map by action of the Board of Estimate on July 22, 1954. The Subject Street was never constructed or opened, and the privately-owned land that would be required to construct the mapped street was never acquired. Beach 12<sup>th</sup> Street ends at the south side of Caffrey Avenue, and has no connection to any street on the north side of Caffrey Avenue. The applicant, Bnos Bais Yaakov of Far Rockaway, owns the majority of land under the unbuilt street. The northern portion of Beach 12<sup>th</sup> Street that is owned by the Applicant has been improved with temporary structures for the existing school, including a basketball court, a portion of the pool deck several classroom trailers and a small field/sitting area (see Figure A-4). The western portion of the Subject Street adjacent to Frisco Avenue overlaps private property on Lot 33 (1204 Frisco Avenue) that is developed with a single family home. The portion of Lot 33 encumbered by the Subject Street is undeveloped.

#### ***The Area surrounding the Project site***

The project site is located in a well-developed area that is primarily residential. The Far Rockaway neighborhood is located on the Rockaway Peninsula in Queens, and is the eastern most section of the Rockaways. As shown in the land use map in EAS Form Figure 1, 1 and 2-family residential uses are primarily found surrounding the Subject Street, but the area also includes larger multi-unit apartment buildings, as well as a number of public and private schools. Today, the neighborhood is primarily comprised of one and two-family detached homes, but other housing types can be found in the immediate area, including clusters of modest bungalows and multi-family walk-up and elevator apartment buildings.



**Legend**

- Photo Location
- Applicant Property
- Area of Proposed Demapping
- Building Footprints



1 Looking north on the Subject Street towards Caffrey Avenue.



2 Temporary Structures on Beach 12<sup>th</sup> Street.



3 Bus loading area at Frisco Avenue looking south of Beach 12<sup>th</sup> Street.



4 Entrance to vacant lot across the street from the existing school.



5 Entrance to the existing school on Beach 9th Street.



6 Looking north on Beach 9th Street.



7 Ambulance facility on Beach 9th Street (adjacent to the existing school).



8 Multi-family building across the street from the existing school.

In the early to mid-19<sup>th</sup> century, The Rockaways were a recreation area populated with several seaside hotels and summertime residences. Throughout the first half of the 20<sup>th</sup> Century, it was a recreation and amusement destination, for New York's middle and working classes. An amusement park, Rockaway's Playland operated in the neighborhood until 1985. By the mid-century, many of the bungalows were converted into year-round homes and permanent residences were constructed.

Today, The Rockaways are now primarily characterized by residential uses. The area, however, continues to draw tourists to visit the area's beaches including Jacob Riis Park and Fort Tilden on the western end of the Peninsula. The boardwalk and Rockaway Beach continue to be popular destinations for New Yorkers during the summer months.

The immediate neighborhood is served by the MTA Bus Line Q133. Both the IND Rockaway Line (A, S) of the New York City Subway and the Long Island Railroad (LIRR) are approximately 0.5 miles north of the Subject Street. In recent years, there has been an increase in private development on the Rockaway peninsula, including a "revival" plan for the area between Rockaway Beach and Arverne. These developments are known today as Arverne by the Sea and Arverne East. On August 14, 2008 the city approved the Rockaway Neighborhoods Rezoning (N080372ZRQ and N080373ZRQ) affecting 280 blocks on the peninsula across five neighborhoods including: Far Rockaway, Rockaway Park, Rockaway Beach, Somerville and Edgemere. The rezoning mapped several blocks with lower density or contextual zoning districts as well as provided additional opportunities for commercial overlays and mixed-use developments.

## **Zoning**

The Subject Street, the Applicant's property and surrounding blocks 15584 and 15585 are located in an R4A contextual residential zoning district. R4A residential zoning districts are commonly found in the surrounding area and throughout the Far Rockaway neighborhood. Other residential zoning districts common in the surrounding area include R3X districts to the north, an R5 residential district to the northwest, an R2X to the east, and an R4-1 to the south of the Subject Street. The R4A district permits single and two-family detached and semi-detached homes, as well as neighborhood community facility uses (Use Groups 3 and 4), which include schools, houses of worship, and community centers. The blocks surrounding the Subject Street are developed with detached and semi-detached single-family homes, multi-family apartment buildings and community facility uses. The R4A district allows a floor area ratio ("FAR") of up to 0.75 for residential use and up to 2.0 for community facility use<sup>1</sup>. For community facility buildings in an R4A district, the maximum building height is 35 feet; for residential buildings, there is a maximum perimeter wall height of 21 feet.

The lot area of the Applicant's property is approximately 137,716 square feet, comprised of the combined lot area of the tax lots owned by the Applicant, as shown in Table A-2 below:

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<sup>1</sup> An additional 0.15 FAR "attic allowance" is available for residential use and an additional 0.4 FAR bonus is available for community facility uses with deep front yards and wide side yards provided in accordance with ZR Section 24-13.

## Attachment A: Project Description

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**Table A-2: Square Footage of Applicant's Property**

Block	Lot	Approx. Area (sq. ft.)
15584	16	97,483
15584	50	2,867
15584	52	9,014
15584	56	5,959
15585	11	9,193
15585	16	13,200
<b>TOTAL</b>		<b>137,716</b>

Based on the basic maximum FAR of 0.75 for residential use and 2.0 for community facility use in the underlying R4A district, the basic maximum floor area available to the Applicant's property is 275,432 square feet, including up to 103,287 square feet for residential use and up to 275,432 square feet for community facility use. Maximum residential floor area could be increased by 20,657 square feet (to 123,945 square feet) in a development utilizing the .15 FAR attic allowance, and maximum community facility floor area (and maximum total floor area) could be increased by 55,086 square feet (to a maximum total of 330,518 square feet) in a development utilizing the maximum 0.4 FAR bonus for deep front yards and wide side yards.

Subtracting the approximately 80,000 square feet of floor area utilized by the existing school building on Beach 9<sup>th</sup> Street and 8,600 square feet of floor area utilized by the temporary buildings constructed on Caffrey Avenue, a maximum of up to approximately 241,918 square feet of development rights are currently available on the Applicant's property (including up to 124,345 square feet of residential floor area including attic allowance and up to approximately 241,918 square feet for community facility use in a development utilizing a bonus for deep front yards and wide side yards).

The proposed 60,000 square foot school expansion to be located on the Applicant's property following the proposed change to the City Map would comply with the requirements of the R4A zoning district for floor area and building envelope and would be consistent with the existing uses on the Applicant's property and in the surrounding area.

### **III. DESCRIPTION OF THE PROPOSED ACTION**

The proposed action is the demapping of Beach 12<sup>th</sup> Street between Frisco and Caffrey Avenues. As a portion of the Subject Street is owned by the City of New York, the disposition of such city-owned property to the Applicant is also included in the proposed demapping.

The proposed action would allow for the replacement of temporary classrooms with a new permanent facility of an existing private school on the Subject Street. Following the proposed disposition of the portion of the Subject Street in city ownership, up to an additional 10,106

square feet of floor area would be available for use on the Applicant's property (of which up to 3,789 square feet may be used for residential use)<sup>2</sup>.

The proposed expansion of the school is anticipated to further support the needs of area's residents and would be consistent with the current land uses in the area. The existing school has a current enrollment of 843 students and employs approximately 200 faculty and staff. The existing facilities, however, are operating at full capacity, and the Applicant will not have adequate space in the high school classrooms as larger classes in the lower grades reach the high school level. In 2006, the Applicant constructed temporary classroom structures for the high school on its property on the northwest section of the Subject Street. The existing modular classrooms currently accommodate 120 students (30 students per grade) and the current lower-school classes have more students than these temporary facilities would be able to accommodate in the future. As the students in the lower grades progress to the high school, the Applicant will not have adequate space to accommodate those students that choose to continue at the school.

To meet the demand for both current and expected enrollment for the existing school, the Applicant would construct permanent facilities on portions of its property that coincide with the Subject Street, as it is currently prohibited to build permanent structures where a street is shown on the City Map. The expansion would accommodate up to 240 additional students (for a total of 360 high school students) and approximately 51,000 square feet of additional floor area for the proposed building (for a total of 60,000 square feet), which would include new classrooms, a gymnasium, auditorium, science and computer labs, a library and administrative offices. The permanent structures would help to enhance the educational environment for current and future students.

In order for the Applicant to construct the proposed permanent facilities on the Subject Street, the demapping of the street is necessary as it is currently prohibited to construct permanent structures on a mapped Street. Therefore, the Applicant is proposing the elimination, discontinuance and closing of Beach 12<sup>th</sup> Street so that it may expand its existing campus. In conjunction with the demapping, the Applicant is proposing the disposition of the City-owned portion of the Subject Street. The disposition of City Property will require coordination with both the New York City Department of Citywide Administrative Services (NYCDCAS) and the Department of Transportation (DOT).

#### **IV. PROJECT PURPOSE AND NEED**

The Proposed Action addresses a specific need of the Applicant, namely accommodating the students who have graduated from elementary school on the same campus. Currently only a portion of the students in the elementary school can be accommodated in the existing temporary high school facilities.

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<sup>2</sup> Maximum residential floor area would be 4,547 square feet including the attic allowance and maximum community facility floor area would be 12,127 square feet if utilizing a bonus for deep front yards and wide side yards.



The proposed action is intended to eliminate and close a portion of Beach 12<sup>th</sup> Street between Frisco and Caffrey Avenues. The Proposed Action would permit the replacement of existing temporary classroom facilities for grades 9-12 with larger, permanent facilities. The proposed demapping would provide up to 60,000 gross square feet of space to establish permanent high school facilities on the portion of the Applicant's property that coincides with the Subject Street. The expanded community facility is expected to be occupied by the existing K-12 school that would continue to serve local residents.

## **V. FUTURE WITHOUT THE PROPOSED ACTION (NO-BUILD SCENARIO)**

In the future without the Proposed Action (the "No-Action Condition"), the Subject Street would not be demapped, the Applicant would not be able to build a permanent facility on the site of its existing temporary classrooms fronting on Caffrey Avenue, and the portion of the Subject Street that is owned by the City would remain under City ownership.

Without the Proposed Action, the existing temporary classrooms would be removed and the existing high school capacity would be accommodated through a re-allocation of space within the existing building and through temporary facilities on portions of the site not located within the bed of the mapped street. The existing school would continue to operate with 723 elementary school students and 120 high school students.

## **VI. FUTURE WITH THE PROPOSED ACTION (BUILD)**

The purpose of the Proposed Action is to allow the Applicant to utilize its currently available development rights to construct a new 60,000 square foot high school facility in the location of its existing temporary classrooms fronting on Caffrey Avenue. As discussed above, the Applicant has determined that the 60,000 foot permanent high school facility will meet the future demand for high school facilities at the school.,

In addition to allowing the Applicant to replace its temporary facilities with a permanent building utilizing existing development rights, the Proposed Action would facilitate the potential acquisition by the Applicant of the 5,053 square foot City-owned portion of Beach 12<sup>th</sup> Street adjacent to Frisco Avenue. The acquisition of this parcel would make available up to an additional 12,127 square feet of development rights (including up to 12,127 square feet (2.4 FAR) for community facility use in a development utilizing a bonus for deep front yards and wide rear yards, and up to 4,548 square feet (0.9 FAR) for residential use in a development utilizing the 0.15 FAR attic allowance).

The "reasonable worst case development scenario" is defined under the *CEQR Technical Manual* as the "change in permitted development created by a discretionary action". The Proposed Action changes the location in which a permanent facility may be developed, while increasing the development rights available to the Applicant on the zoning lot by a maximum of only up to 12,127 square feet. However, for the purposes of a conservative analysis of potential environmental impacts of the Proposed Action, the development increment in the future with the Proposed Action is assumed to be 51,400 square feet. This larger development increment represents the difference between (i) the 8,600 square feet of floor area in the

existing temporary classrooms and (ii) 60,000 square feet of floor area that the Applicant plans to develop in a permanent high school building in the location of the existing temporary facilities, partially within a portion of the Subject Street.

The proposal represents the reasonable worst case development scenario for the following reasons:

- (1) The Proposed Action targets a specific need of the school, namely to allow for the students graduating from the adjoining elementary school to continue on through high school. The size of the elementary school limits the demand for additional development beyond the 60,000 square foot high school building that is proposed.
- (2) The proposed action increases the development rights available on the zoning lot by only approximately 12,127 square feet, none of which is needed by the Applicant. The Proposed Action simply offers a rational footprint in the Applicant’s desired location. There is significantly more floor area available to the Applicant under zoning than is required for the limited additional development proposed by the Applicant.
- (3) The R4A zoning controls substantially limit what can reasonably be built within the bed of the former Beach 12<sup>th</sup> Street, such that the three-story, 60,000 school building proposed by the school is the only structure that can reasonably be expected to be built as a result of the Proposed Action. Above a height of 35 feet (three stories), the 1:1 front setback requirement (ZR 24-521), together with a side yard setback requirement of one-half the building height (24-551) would make the use of greater development rights within the bed of the mapped street infeasible.

Apart from the proposed expansion, no other lots on the subject block are expected to be developed as a result of the Proposed Action. Therefore, the planned development on the Subject Street would be the only incremental development expected as a result of the Proposed Action.

**Table A-3  
Proposed Project Increment**

<b>Site Characteristics</b>	<b>Existing</b>	<b>No-Build</b>	<b>Build</b>	<b>Increment</b>
<b>Number of Buildings</b>	2 (Existing elementary school building and modular high school classrooms)	2 (Existing elementary school building and new temporary facilities/classrooms)*	2 (Existing elementary school building and new permanent high school building)	1 New Building
<b>GSF</b>	89,000	89,000gsf	140,000 gsf	51,000 gsf
<b>Student Population</b>	843 Students	843 Students	1083 Students	240 Students

**\*NOTE:** Under No-Build conditions, the existing modular classrooms would be removed and the high school capacity would be re-allocated through new temporary structures on portions of the Applicant-owned property that are not in the bed of the mapped street.

**VI. REQUIRED APPROVALS AND REVIEW PROCEDURES**

The proposed action requires approval of the New York City Planning Commission (CPC) for the demapping of the Subject Street on the City Map and related disposition of City-owned property. The proposed demapping is a discretionary public action subject to both the Uniform Land Use Review Procedure (ULURP), as well as the City Environmental Quality Review (CEQR). ULURP is a process that allows public review of proposed actions at four levels: the Community Board; the Borough President; the City Planning Commission; and if applicable, the City Council. The procedure mandates time limits for each stage to ensure a maximum review period of seven months once the application is certified as complete and review under ULURP commences. In addition, as a portion of the Subject Street is City-owned property, the proposed action would also involve the disposition of the property to the Applicant prior to development which would require review and approval by the Department of Transportation (DOT) and the New York City Department of Citywide Administrative Services.

**ATTACHMENT B**

**Beach 12<sup>th</sup> Street Demapping EAS**  
**ATTACHMENT B: SUPPLEMENTAL SCREENING**

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**I. INTRODUCTION**

This Environmental Assessment Statement (EAS) has been prepared in accordance with the guidelines and methodologies presented in the *2012 City Environmental Quality Review (CEQR) Technical Manual*. For each technical area, thresholds are defined which if met or exceeded, require that a detailed technical analysis be undertaken. Using these guidelines, preliminary analyses were conducted for all aspects of the proposed action to determine whether detailed analysis of any technical area would be appropriate. Part II of the EAS Form identified those technical areas that warrant additional assessment. For those technical areas that warranted a “yes” answer in Part II of the EAS Form, a supplemental screening is provided in this attachment. The technical areas discussed in this attachment are Land Use, Zoning, and Public Policy, Shadows, Urban Design, Natural Resources, Transportation, Noise, Air Quality and Construction. Based on the discussion below, more detailed analyses are not warranted. A discussion of the above-referenced area is provided below.

The remaining technical areas detailed in the *2012 CEQR Technical Manual* were not deemed to require supplemental screening because they do not trigger CEQR thresholds and/or are unlikely to result in significant impacts (see Part II of the EAS Form).

As detailed in Attachment A, “Project Description,” this application is for the elimination, discontinuance, and closing of Beach 12<sup>th</sup> Street (the “subject street”), a mapped but unimproved street segment between Frisco Avenue and Caffrey Avenue in the Far Rockaway neighborhood in Queens Community District 14, and the conveyance of the portion of the subject street in city ownership to the adjoining property owner (Bnos Bais Yaakov of Far Rockaway) to permit the Applicant to replace and enlarge the existing temporary classroom structures on the portion of the subject street that currently includes the Applicant’s property. The Project Site is an unbuilt portion of Beach 12<sup>th</sup> Street that was never constructed or opened. The land underlying the Site is owned in part by the City, in part by the Applicant and in part by a third party. Beach 12<sup>th</sup> Street ends at the south side of Caffrey Avenue and northern portion of the street (owned by the applicant) has been improved with temporary structures (i.e., a basketball court, a pool deck, classroom trailers, etc.) for the existing school adjacent to the Site (see Figure A-1 in Attachment A, “Project Description” for more details).

**II. LAND USE, ZONING & PUBLIC POLICY**

According to the *2012 CEQR Technical Manual*, a detailed assessment of land use and zoning is required if a Proposed Action would result in a significant change in land use or would substantially affect regulations or policies governing land use. An assessment of zoning is typical performed in conjunction with a land use when the action would change the zoning on the site or result in the loss of a particular use. Although the Proposed Action would not result in any significant change in land use or substantially affected regulations or policies governing

## **Attachment B: Supplemental Screening**

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land use, the Project Site is located within the New York City Coastal Zone and as such, is subject to the New York City Waterfront Revitalization Program (WRP).

The Federal Coastal Zone Management Act of 1972, established to support and protect the nation's coastal areas, set forth standard policies for the review of Proposed Projects along the coastlines. As part of the Federal Coastline Management Program, New York State had adopted a state Coastal Management Program, designed to achieve a balance between economic development and preservation that will promote waterfront revitalization and waterfront dependent uses; protect fish, wildlife, open space, scenic areas, public access to the shoreline, and farmland. The program is also designed to minimize adverse changes to the ecological systems, erosion, and flood hazards.

The New York City WRP establishes the City's Coastal Zone, and includes policies that address the waterfront's economic development, environmental preservation, and public use of the waterfront, while minimizing the conflicts among those objectives.

The Consistency Assessment Form was prepared for the Proposed Action, and is attached as Appendix A. As indicated in the form, the Proposed Action was deemed to require further assessment of certain policies listed below, along with an assessment of the Proposed Action's consistency with each of them. The remaining policies are not applicable to the Proposed Action and are not included in this assessment.

### **Consistency with Applicable Local WRP Policies**

**POLICY 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**

**Policy 1.1: *Encourage commercial and residential redevelopment in appropriate coastal zone areas.***

The Project Site, located at 1221 Caffrey Avenue is approximately 126,050 square feet of land that is currently occupied by temporary classroom structures, a basketball court and a pool. The Proposed Action would improve conditions at the site with a 60,000 square foot community facility building that would expand the Applicant's existing school campus to accommodate growing class sizes at Bnos Bais Yaakov of Far Rockaway. Land uses in the vicinity of the Project Site are predominately residential and institutional uses. The Proposed Project would be consistent with existing land use patterns in the area and would increase enrollment capacity for the children of current and future residents in the surrounding area. The development of the proposed community facility is expected to contribute to the educational needs of residents in the neighborhood and therefore would be consistent with these policies. Therefore a more detailed analysis of Land Use, Zoning and Public Policy is not required.

### III. SHADOWS

The *2012 CEQR Technical Manual* requires a shadows assessment for a Proposed Action that would result in new structures or additions to existing structures, which are greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. The Proposed Action would facilitate the construction of a 3-story, approximately 35-foot tall, community facility building at 1221 Caffrey Avenue. According to the *2012 CEQR Technical Manual*, the longest shadow a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. As such, the longest shadow that could be cast by the new 4-story building would be approximately 150.5 feet in length. As the Proposed Project would not exceed the CEQR threshold of 50 feet in height or greater, a more detailed analysis of shadows is not required. Furthermore, there are no open spaces or historic resources with sunlight-dependent features in the immediate vicinity of the Project Site within a 150.5 foot radius (see Figure B-1). Therefore any minimal changes in shadows being cast would not result in any significant adverse impacts and a detailed shadows assessment is not required.

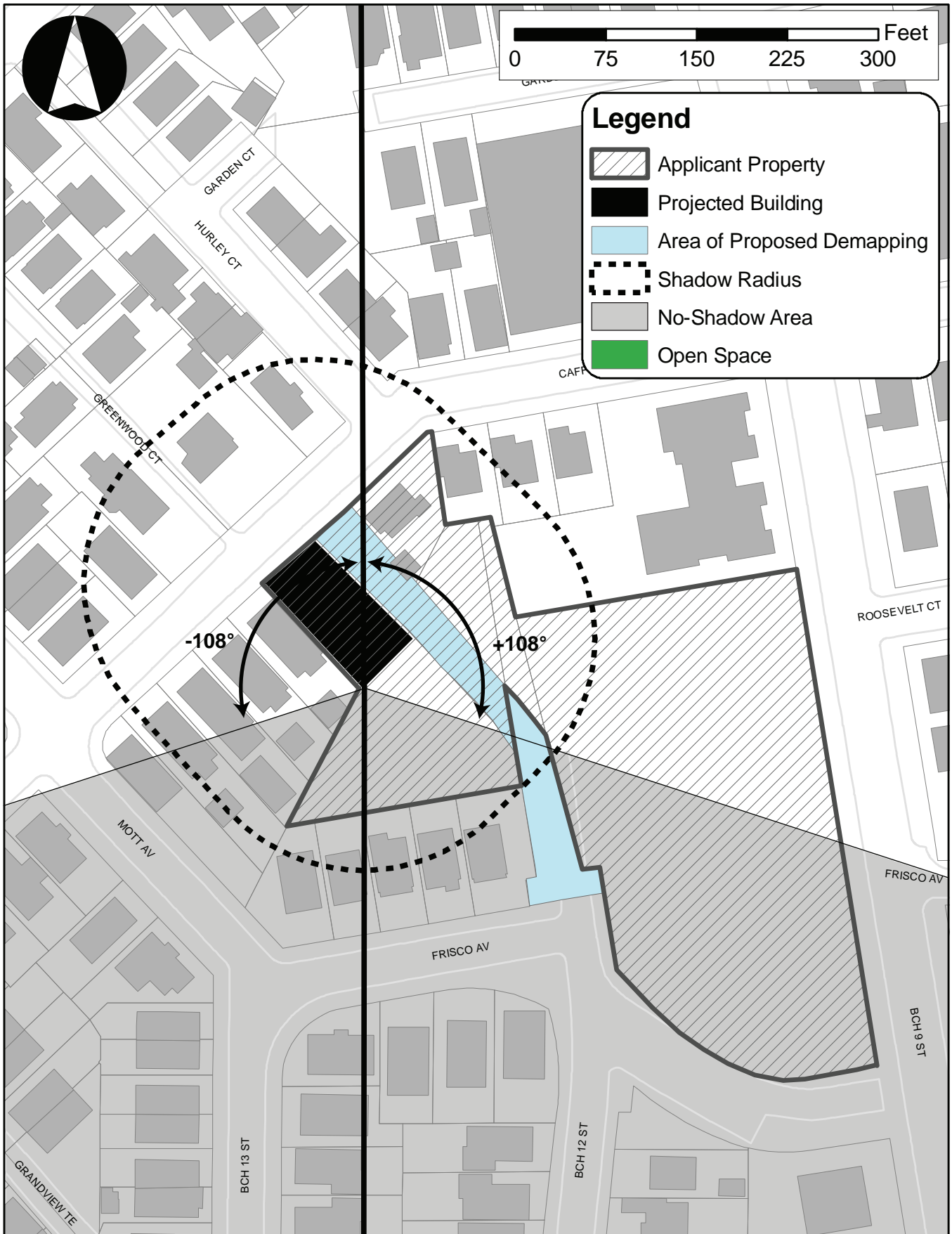
### IV. URBAN DESIGN

A detailed analysis of urban design and visual resources is required when an action may have effects on one or more of the following elements that contribute to the pedestrian experience, including: streets, buildings, visual resources, open space, natural features, and wind. A preliminary assessment is required when there is potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following: 1) projects that permit the modification of yard, height and setback requirements; or 2) projects that result in an increase in built floor area beyond what would be allowed as-of-right or in the future without the Proposed Project.

The Proposed Project would not modify any yard, height or setback requirements and would comply with the requirements for the R4A zoning district for floor area and building envelope. However, the Proposed Project would introduce a new, 60,000 square foot community facility building into the area, which would be greater in height than the immediate surrounding buildings. As described below, the Proposed Action would not result in any adverse impacts to urban design as it would be of similar scale and size to the existing school building on the Applicant's property and other schools within the area.

#### *No-Action Scenario*

In the future without the proposed school expansion (the "No-Action Condition"), the Subject Street would not be demapped, the Applicant would not be able to build a permanent facility on the site of its existing temporary classrooms fronting on Caffrey Avenue, and the portion of the Subject Street that is owned by the City would remain under City ownership. Additionally, the temporary classrooms would be removed and the 120 high school students would be accommodated in re-allocated space within the existing building and through temporary facilities on portions of the Project Site not located within the bed of the mapped street (see Figure B-2).







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Beach 12th Street Demapping EAS

Figure B-2  
No-Build Condition – Existing Temporary Building



Beach 12th Street Demapping EAS

Figure B-3  
Build Condition - Proposed 3-Story Building

## **Attachment B: Supplemental Screening**

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### *With Action Scenario*

In the future with the Proposed Project, the subject street would be demapped and the proposed 60,000 square foot, 3-story school building would be constructed and have a building footprint of 20,000 square feet (See Figure B-3). The Proposed Project would have a similar design and build as the existing school at 613 Beach 9<sup>th</sup> Street which is also three stories in height and has approximately 80,000 square feet of floor area. Other school buildings within a 400 foot radius that are similar in height and build include P.S. 197 (815 Lanett Avenue) which is 4-stories in height and has a building floor area of 95,000 square feet, Young Israel of Far Rockaway (716 Beach Street) which is 2-stories in height and has a building floor area of 12,808 square feet. As the Proposed Project would not result in any modifications of zoning bulk requirements and would be of a similar scale and build to other schools in the area, no significant impacts to Urban Design are expected with the Proposed Action and thus a more detailed analysis is not required.

## **V. NATURAL RESOURCES**

The CEQR Technical Manual defines a natural resources as 1) the City's biodiversity (plants, wildlife, and other organisms); 2) any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and 3) any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. In determining if a natural resources assessment is appropriate, there are two possibilities that are considered in evaluating the need for a more detailed assessment: the presence of a natural resource on or near the project site; and 2) disturbance of that resource caused by the project.

While the proposed school expansion is currently located within the Jamaica Bay Watershed, the immediate location for the project is substantially devoid of natural resources, nor does the unbuilt street contain any "built resources" that would be known to contain or may be used as a habitat by a projected species as defined by the Federal Endangered Species Act or by the NY State Environmental Conservation Law. Additionally, there are no subsurface conditions at the project location that would be disrupted as a result of the proposed school expansion. The adjacent area is also fully developed with residential and institutional uses, thus it is unlikely that the proposed actions would have a significant impact on natural resources.

The Jamaica Bay Watershed Form (in Appendix B) was completed as per CEQR requirements, which further confirms that impacts to natural resources would not be expected with the proposed project and thus, a more detailed analysis of natural resources is not required.

## **VI. HAZARDOUS MATERIALS**

As set forth in the *2012 CEQR Technical Manual*, for hazardous materials the goal for CEQR is to determine whether the proposed project may increase the exposure of people or the environment to hazardous materials, and if so, whether this increased exposure would result in potential significant public health or environmental impacts.

A hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semi-volatile organic compounds, methane, polychlorinated biphenyls, and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the *2012 CEQR Technical Manual*, the potential for significant adverse impacts from hazardous materials can occur when: a) hazardous materials exist on a site, and b) an action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials.

An assessment was conducted in conformance with the scope and limitations of ASTM Standard Practice E 1527-2005 to determine whether the Proposed Action could lead to increased exposure of people or the environment to hazardous materials and whether the increased exposure would result in significant adverse public health impacts or environmental damage. On June, 28, 2012, Singer Environmental Group (SEG) prepared a Phase I Environmental Site Assessment (ESA) for the Project Site including the existing building (see Appendix C). The Phase I found no evidence of recognized environmental conditions in connection with the site, except for the following:

- SEG observed electrical transformers on a pad, however SEG found that these transformers do not contain Polychlorinated biphenyl (PCBs).
  - SEG concluded that no further action is recommended regarding the transformers on a pad.
- SEG observed a 25 gallon (est) diesel tank built in unit for the generator. No permit is required for this tank.
  - SEG concluded No further action is recommended regarding the 25 (est) gallon diesel tank used for the generator.
- A plastic tote of chlorine, portable Co2 tanks, filter, and pump were noted in the pool house.
  - SEG concluded that no further action is recommended regarding the chlorine, portable Co2 tanks, filters, and pump used for the pool.
- Medical waste from the Nurse's office is transported off-site to another facility.
  - SEG concluded that no further action is recommended regarding the Nurse's office medical waste.

Upon review of the Phase I report, the New York City Department of Environmental Protection (NYCDEP) determined in a letter dated September 13, 2012 (See Appendix D) that the Applicant complete a Phase II Environmental Site Investigation (Phase II) and an Investigative Protocol/Work Plan to adequately identify/characterize the surface and subsurface soils prior to the construction of the proposed development. In consultation with the Department of City Planning and the NYCDEP as a further measure of diligence the Applicant has also agreed to prepare a Phase II Investigative Protocol and investigative Health and Safety Plan (HASP) to be submitted to NYCDEP for prior review and approval. [Soil, groundwater and soil vapor

## **Attachment B: Supplemental Screening**

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samples will be collected and analyzed for the presence of Volatile Organic Compounds (VOCS), Semi-Volatile Organic Compounds (SVOCs), Pesticides, Polychlorinated Biphenyls, and Target Analyte List (TAL) metals.]

If based on the approved investigative Protocol there is found to be the potential for a significant adverse impact from exposure to hazardous materials, remediation measures would be undertaken by the applicant prior to development, pursuant to a Remediation Plan and Health and Safety Plan to be approved by NYCDEP. The preparation of the Phase II (and Remediation Plan, if necessary) will be required pursuant to the Mapping Agreement to be entered between the Applicant and the City of New York in connection with the proposed action. The Mapping Agreement between the applicant and the City of New York in connection with the proposed demapping shall set forth the environmental requirements outlined below concerning the applicant's properties at Block 15584, Lots 50, 52, 56 and Block 15584 Lots 11, 16.

The environmental requirements for hazardous materials are as follows:

### **Task 1 – Sampling Protocol**

**The applicant must submit to the Department of Environmental Protection (DEP) for review and approval, a Phase 1 of the site.**

**If site sampling is necessary, a soil and groundwater testing protocol including a description of methods and a site map with all sampling locations clearly and precisely represented must be submitted to DEP. No sampling program should begin until written approval of a protocol is received from DEP. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination or non-petroleum based contamination) and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by DEP upon request.**

### **Task 2 – Remediation Determination and Protocol**

**A written report with findings and a summary of the data must be submitted to DEP after completion of the testing phase and laboratory analysis for review and approval. After receiving such tests results, a determination will be made by DEP if the results indicate that remediation is necessary.**

**If DEP determines that no remediation is necessary, written notice shall be given by DEP.**

**If based on the test results, DEP concludes that remediation is required; a remediation plan must be prepared and submitted to DEP for review and approval. The applicant must complete such remediation when and as determined necessary**

by DEP. The applicant should then provide proper documentation, including an engineering certification, that the work has been satisfactorily completed.

A DEP-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This Plan would be submitted to DEP with the remediation plan for review and approval prior to implementation.

With the forgoing measures in place, the proposed action would not result in significant adverse hazardous materials impacts, and no further analysis is warranted.

## VII. TRANSPORTATION

### *Traffic*

The 2012 *CEQR Technical Manual* identifies minimum development densities that potentially require detailed traffic analysis. Developments with densities below these levels, shown in Table 16-1 of the *CEQR Technical Manual*, generally result in fewer than 50 peak hour vehicle trips, for which significant impacts are generally unlikely. The subject street is located in Zone 5 (all other areas). Development threshold applicable to the proposed action is 100 DUs, 10 gsf retail space, and 15,000 gsf community facility space. As the proposed action would add no residential uses to the area, the proposed action does not trigger the threshold for residential use. However, the proposed action is expected to introduce 60,000 gsf of community facility space (net change of 51,000 sf) to the area. This number is higher than the thresholds given for community facility uses. Therefore, a preliminary trip generation analysis was conducted in order to determine the volume of vehicular trips expected during the AM and PM peak hours.

The planning assumptions used to estimate the travel demand of the proposed action are shown in Table B-1. The table also shows the trip generation rates and modal split factors utilized for forecasting travel demand increased due to the increase of students (approximately 240) in the proposed school expansion adjacent to the subject street. The change in travel demand resulting from the proposed action is the net difference between the demand that would be generated by land uses at the subject street and the travel demand that would be generated by the build condition (the current community facility land use will remain with the proposed action). The trip generation rates and mode choice factors used in Table B-1 were based on accepted *CEQR* criteria, standard professional references, and studies that have been done for similar uses in Queens. These sources were supplemented by 2000 Census Data, and recent data from other sources as applicable.

The total net travel demand for the proposed action is shown in Table B-2, in person trips and vehicle trips for the weekday AM, midday, PM, and Saturday midday peak hours. The proposed school expansion and subsequent increased enrollment is expected to generate 55 vehicle trips in the weekday AM peak hour and 37 in the PM peak hour. As the proposed project would generate more than 50 peak hour vehicular trips during the AM, a Level 2

Table B-1  
Transportation Planning Factors

Land Use:	<u>Charter School</u>			
<b>Size/Units:</b>	240 Students <sup>(5)</sup> 25 Staff			
<b>Trip Generation:</b>	(1)			
	Students	Staff	Parent/Guardian	
Weekday	2	2	1.6	
	per student	per staff	per walking student	
<b>Temporal Distribution:</b>	(1)			
AM (8:00 - 9:00)	50.0%	46.0%	n/a	
MD (12:00 - 1:00)	0.0%	0.0%	n/a	
PM (3:30 - 4:30) <sup>(6)</sup>	50.0%	50.0%	n/a	
	(1,2,3)			
<b>Modal Splits:</b>	Students		Staff	Parent/Guardian
	AM	PM	AM/PM	AM/PM
Auto	13.0%	5.0%	66.0%	0.0%
Taxi	0.0%	0.0%	2.0%	0.0%
Subway	0.0%	0.0%	7.0%	0.0%
Bus	0.0%	0.0%	13.0%	0.0%
School bus	35.0%	49.0%	0.0%	0.0%
Walk	52.0%	46.0%	12.0%	100.0%
	100.0%	100.0%	100.0%	100.0%
<b>In/Out Splits:</b>	(4)		(7)	
	In	Out	In	Out
AM	100.0%	0.0%	50.0%	50.0%
MD	0.0%	0.0%	0.0%	0.0%
PM	0.0%	100.0%	50.0%	50.0%
<b>Vehicle Occupancy:</b>	(1,2)			
	Students	Staff		
Auto	1.81	1.12	n/a	
Taxi/ Livery Car	1.81	1.3	n/a	
School bus	30	-	n/a	
<b>Truck Trip Generation:</b>	(6)			
Weekday	0.03 truck trips per student			
	(6)			
AM	9.6%			
MD	6.0%			
PM	1.0%			
	In	Out		
AM/PM	50.0%	50.0%		

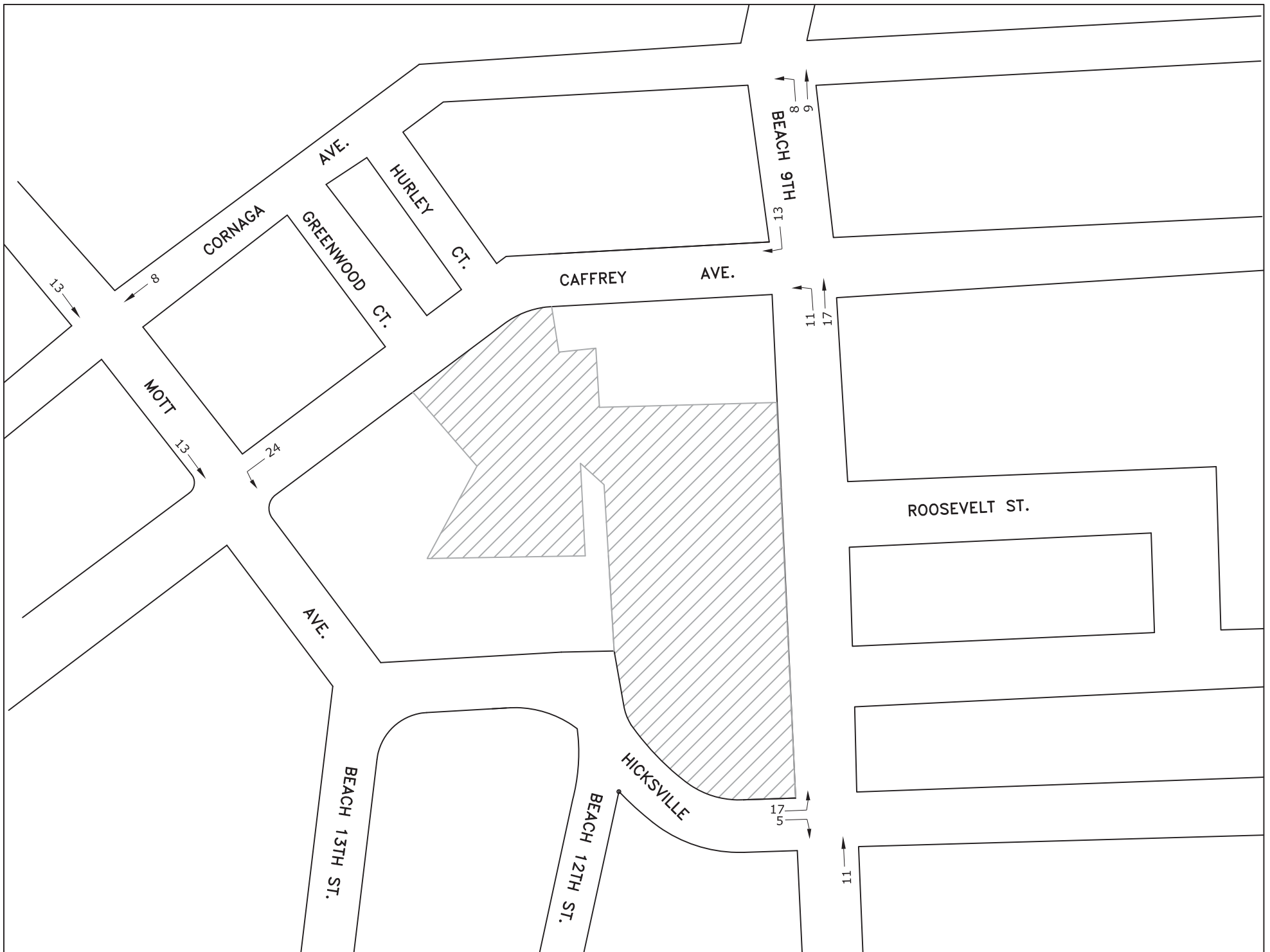
**Notes :**

- (1) Based on PHA survey at Bnos Bais Yaakov (K-12) in the Queens on June 16, 2011.
- (6) Source : *P.S./I.S. AT 4849-4857 Broadway, Inwood, Manhattan, New York EAS* , June 28, 2005
- (7) In/out directional splits based on data from Pushkarev & Zupan, *Urban Space for Pedestrians*.

Table B-2  
Travel Demand Forecast

Land Use:		Charter School					Total		
Size/Units:	228	Students	Parents/Guardians	25	Staff				
<b>Peak Hour Trips:</b>									
AM		228	188		23		439		
MD		0	0		0		0		
PM		228	170		25		423		
<b>Person Trips:</b>									
		In	Out	In	Out	In	Out	In	Out
AM	Auto	30	0	0	0	15	0	45	0
	Taxi / Livery	0	0	0	0	0	0	0	0
	Bus-to-subway	0	0	0	0	2	0	2	0
	Bus	0	0	0	0	3	0	3	0
	School bus	80	0	0	0	0	0	80	0
	Walk/Other	118	0	94	94	3	0	215	94
	<b>Total</b>	<u>228</u>	<u>0</u>	<u>94</u>	<u>94</u>	<u>23</u>	<u>0</u>	<u>345</u>	<u>94</u>
MD	Auto	0	0	0	0	0	0	0	0
	Taxi / Livery	0	0	0	0	0	0	0	0
	Bus-to-subway	0	0	0	0	0	0	0	0
	Bus	0	0	0	0	0	0	0	0
	School bus	0	0	0	0	0	0	0	0
	Walk/Other	0	0	0	0	0	0	0	0
	<b>Total</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
PM	Auto	0	11	0	0	0	17	0	28
	Taxi / Livery	0	0	0	0	0	1	0	1
	Bus-to-subway	0	0	0	0	0	2	0	2
	Bus	0	0	0	0	0	3	0	3
	School bus	0	112	0	0	0	0	0	112
	Walk/Other	0	106	85	85	0	3	85	194
	<b>Total</b>	<u>0</u>	<u>229</u>	<u>85</u>	<u>85</u>	<u>0</u>	<u>26</u>	<u>85</u>	<u>340</u>
<b>Vehicle Trips :</b>									
		In	Out	In	Out	In	Out	In	Out
AM	Auto (Total)	17	17	-	-	13	0	30	17
	Taxi / Livery	0	0	-	-	0	0	0	0
	Taxi Balanced	0	0	-	-	0	0	0	0
	School bus	4	4	-	-	0	0	4	4
	Truck	0	0	-	-	0	0	0	0
		<b>Total</b>	<u>21</u>	<u>21</u>	<u>-</u>	<u>-</u>	<u>13</u>	<u>0</u>	<u>34</u>
MD	Auto (Total)	0	0	-	-	0	0	0	0
	Taxi / Livery	0	0	-	-	0	0	0	0
	Taxi Balanced	0	0	-	-	0	0	0	0
	School bus	0	0	-	-	0	0	0	0
	Truck	0	0	-	-	0	0	0	0
		<b>Total</b>	<u>0</u>	<u>0</u>	<u>-</u>	<u>-</u>	<u>0</u>	<u>0</u>	<u>0</u>
PM	Auto (Total)	6	6	-	-	0	15	6	21
	Taxi / Livery	0	0	-	-	0	1	0	1
	Taxi Balanced	0	0	-	-	1	1	1	1
	School bus	4	4	-	-	0	0	4	4
	Truck	0	0	-	-	0	0	0	0
		<b>Total</b>	<u>10</u>	<u>10</u>	<u>-</u>	<u>-</u>	<u>1</u>	<u>16</u>	<u>11</u>
<b>Total Vehicle Trips</b>		In	Out	Total					
AM		34	21	55					
MD		0	0	0					
PM		11	26	37					





## Attachment B: Supplemental Screening

Project Generated Trip Assignment was prepared. The provide trip assignment (see Figure B-4) demonstrates that the Proposed Action would not generate 50 or more new vehicular trips at any given intersection and therefore, no additional analysis would be required. As the total number of vehicle trips generated by the proposed school expansion does not exceed the 50 peak hour vehicle trip *CEQR* threshold at any intersection, there are no significant traffic impacts anticipated as a result of the proposed action.

### Traffic Safety

The number of pedestrians and bicyclists injured or killed annually in motor vehicle accidents from 2008-2010 at intersections in the immediate vicinity of the proposed school building (and in the surrounding area) where students are anticipated to pass through on their way to the school are provided in Table B-3 below. The table shows the total number of injuries along with the total number of reportable and non-reportable accidents at these specific intersections. The most frequent cause of pedestrian injury or fatality that is cited at these intersections is turning vehicles failing to yield to pedestrians in crosswalks. The *2012 CEQR Technical Manual* considers any intersection at which five or more pedestrians or cyclists are killed or injured in a 12 month period, or at which 48 or more reportable or non-reportable accidents occur as a high accident location. As shown in Table B-3, the maximum number of injuries at any intersection is three (3) and the highest number of accidents is five (5) at one intersection (Mott Avenue and Cornaga Avenue in 2010), therefore there are no intersections immediately surrounding the Project Site or in the surrounding area that would qualify as a high accident location. Furthermore, the Proposed Project would introduce a negligible amount of incremental pedestrian and vehicular traffic during the AM and PM peak hours (see Table B-2). As discussed above, adverse safety impacts are unlikely.

**Table B-3**  
**Crash Statistics: 2008-2010**

Intersections		Total Accidents			Total Injuries			Total Pedestrians & Bicyclists Injured		
		2008	2009	2010	2008	2009	2010	2008	2009	2010
Beach 9 <sup>th</sup> Street at:	Caffrey Ave	0	1	1	0	1	1	0	0	0
	Roosevelt Ct.	0	0	0	0	0	0	0	0	0
	Frisco Ave	0	0	0	0	0	0	0	0	0
	Lanett Ave	0	2	0	0	0	0	0	0	0
Frisco Ave at:	Beach 12 <sup>th</sup> St	1	0	0	0	0	0	0	0	0
Mott Ave at:	Beach 13 <sup>th</sup> St	0	0	0	0	0	0	0	0	0
	Gateway Blvd	2	1	0	1	1	0	1	0	0
	Cornaga Ave	2	3	5	1	1	3	1	0	2
Caffrey Ave at:	Greenwood Ct.	0	0	0	0	0	0	0	0	0
	Hurley Ct.	0	0	0	0	0	0	0	0	0
Cornaga Ave at:	Beach 9 <sup>th</sup> St	0	0	3	0	0	3	0	0	0

Source: NYCDOT/DMV data

### *Transit*

Additionally, the proposed actions would result in fewer than 200 peak hour subway, rail, or bus trips and less than 200 peak hour pedestrian trips (see ‘Person Trips’ in Table B-2), therefore a more detailed transportation analysis is unwarranted.

## **VIII. AIR QUALITY**

An air quality analysis is conducted in order to assess the effects of a proposed action on ambient air quality, i.e., the quality of the surrounding air. Ambient air quality can be affected by air pollutants produced by fixed facilities, usually referred to as “stationary sources,” and by motor vehicles, referred to as “mobile sources”.

### **Mobile Sources**

Localized increases in pollutant levels may result from increased vehicular traffic volumes and changed traffic patterns in the study area as a consequence of the Proposed Project. According to *CEQR Technical Manual* screening threshold criteria, if 170 or more project-generated vehicles are generated in any given peak period in this area of the city there is a potential for significant mobile air quality impacts and a detailed analysis is required.

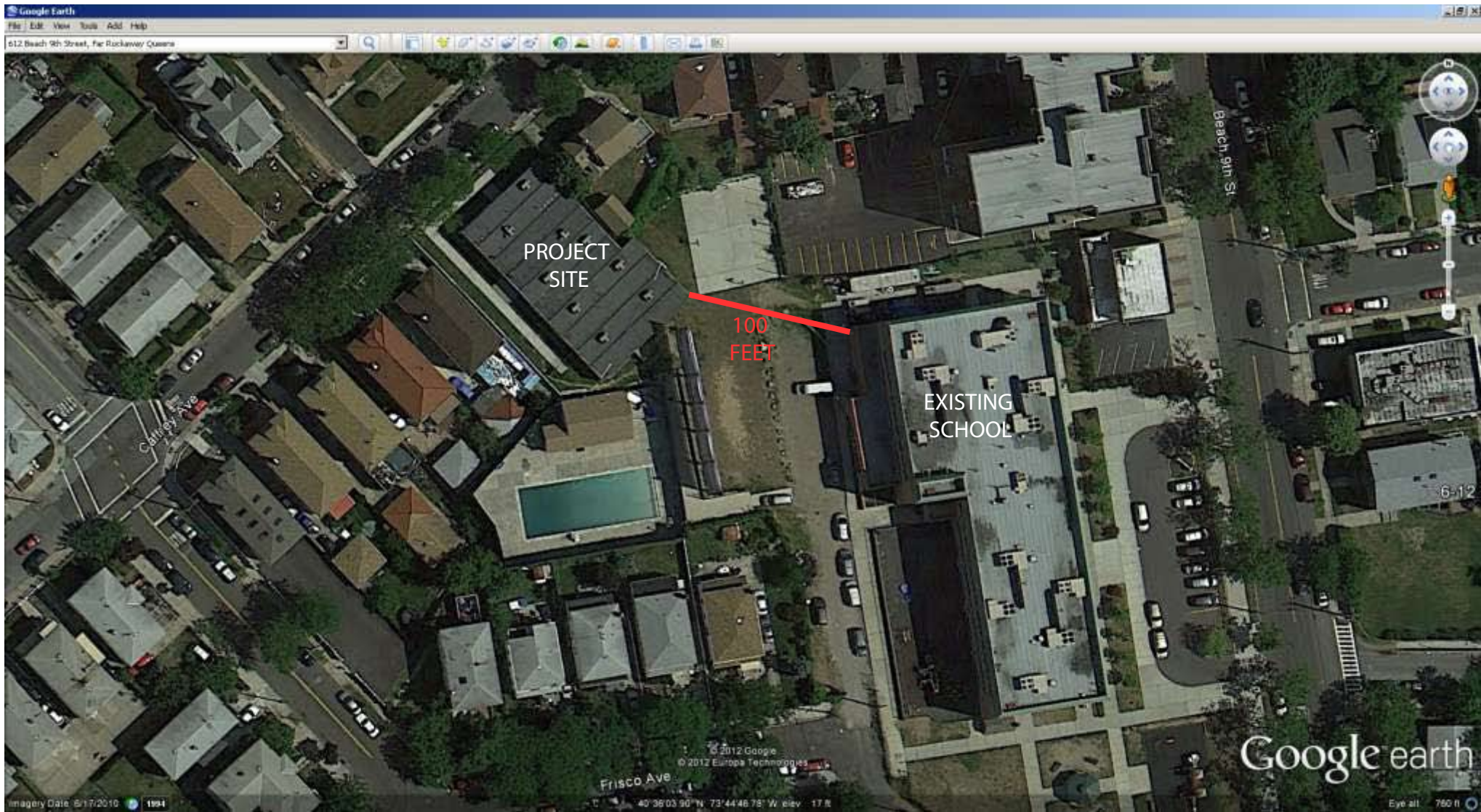
The traffic analysis (see section VII on Transportation above) conducted for the Proposed Project indicates that the number of vehicles generated by the Proposed Action are well below the *CEQR* screening threshold value during the AM, MD and PM peak periods with only 55 vehicle trips in the AM and 37 in the PM. Therefore, a detailed analysis of mobile source air quality impacts is not required and no significant impacts from mobile sources are anticipated with the Proposed Action.

### **Stationary Sources**

According to the 2012 *CEQR Technical Manual*, the potential for stationary source air quality impacts exist when actions create new stationary sources of pollutants that can affect surrounding uses (such as emission stacks from industrial plants, or exhaust from boiler stack(s) used for heating/hot water, ventilation, or air conditioning systems of a building); or when new sensitive uses (schools, hospitals, residences) are located near stationary sources.

As the Proposed Action would result in the construction of a new 3-story community facility building (35 feet), a screening assessment of heating/hot water, ventilation and air conditioning (HVAC), was performed for the Proposed Project. If existing buildings are lower in height than the proposed ones, their HVAC emissions could potentially impact the proposed development. If surrounding buildings are taller than the proposed ones, they might be impacted by the proposed buildings’ HVAC emissions.

According to the 2012 *CEQR Technical Manual*, a proposed project may result in potential significant adverse impacts related to stationary sources, and therefore require a stationary source analysis if it is located within 400 feet of a stack associated with an institutional



Beach 12th Street Demapping EAS

Figure B-5  
Distance Between Project Site and Existing School

## Attachment B: Supplemental Screening

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development (see Figure B-5), and the height of the new structures would be similar to or greater than the height of the emission stack of the existing institutional building (Chapter 17, page 4). As the Applicant intends to utilize natural gas as the fuel type for the HVAC system of the proposed institutional building, an HVAC Stationary Source air quality analysis utilizing Figure 17-8 from the *Air Quality Appendix* in the *CEQR Technical Manual*. The air quality analysis of boilers HVAC emissions is based on the screening procedures and methodologies provided in Sub-Section 322.1 of the *Technical Manual*. This analysis uses a nomographic procedure based on size of proposed development (i.e., floor area square footage), fuel type, and distance to nearest receptor or buildings of a height similar to or greater than the stack height of the proposed building(s). Floor area is considered an indicator of fuel usage rate. This procedure is only appropriate for buildings at least 30 feet or more from the nearest building of similar or greater height. If the Proposed Project passes the screening analysis, then there is no potential for a significant air quality impact from the project's boiler, and detailed analysis may not need to be conducted. The nomographic figures provided below were specifically developed through detailed mathematical modeling to predict the threshold of development size below for which a project would not be unlikely to have a significant impact.

### 3-Story Community Facility Building (Existing School)

The Applicant, Bnos Bais Yaakov of Far Rockaway, currently operates within a 3-story school building that is approximately 100 feet away from the Project Site and has approximately 80,000 square feet of floor area. As shown in Figures B-6 and B-7, the plotted point is below the applicable curve, and therefore, a potential significant adverse impact due to boiler stacks emissions from the proposed development is unlikely. To ensure that the heating, ventilating and air conditioning stack(s) at the proposed building use natural gas as the type of fuel for its space heating and hot water HVAC systems, the Applicant would be required to use natural gas pursuant to the Mapping Agreement to be entered between the Applicant and the City of New York in connection with the Proposed Action. The environmental requirements, as set forth in the Mapping Agreement, would preclude the potential for significant adverse air quality impacts related to heating and hot water systems (HVAC) emissions. As noted above, the environmental requirements for air quality would apply to the following properties:

#### *Projected Development Site*

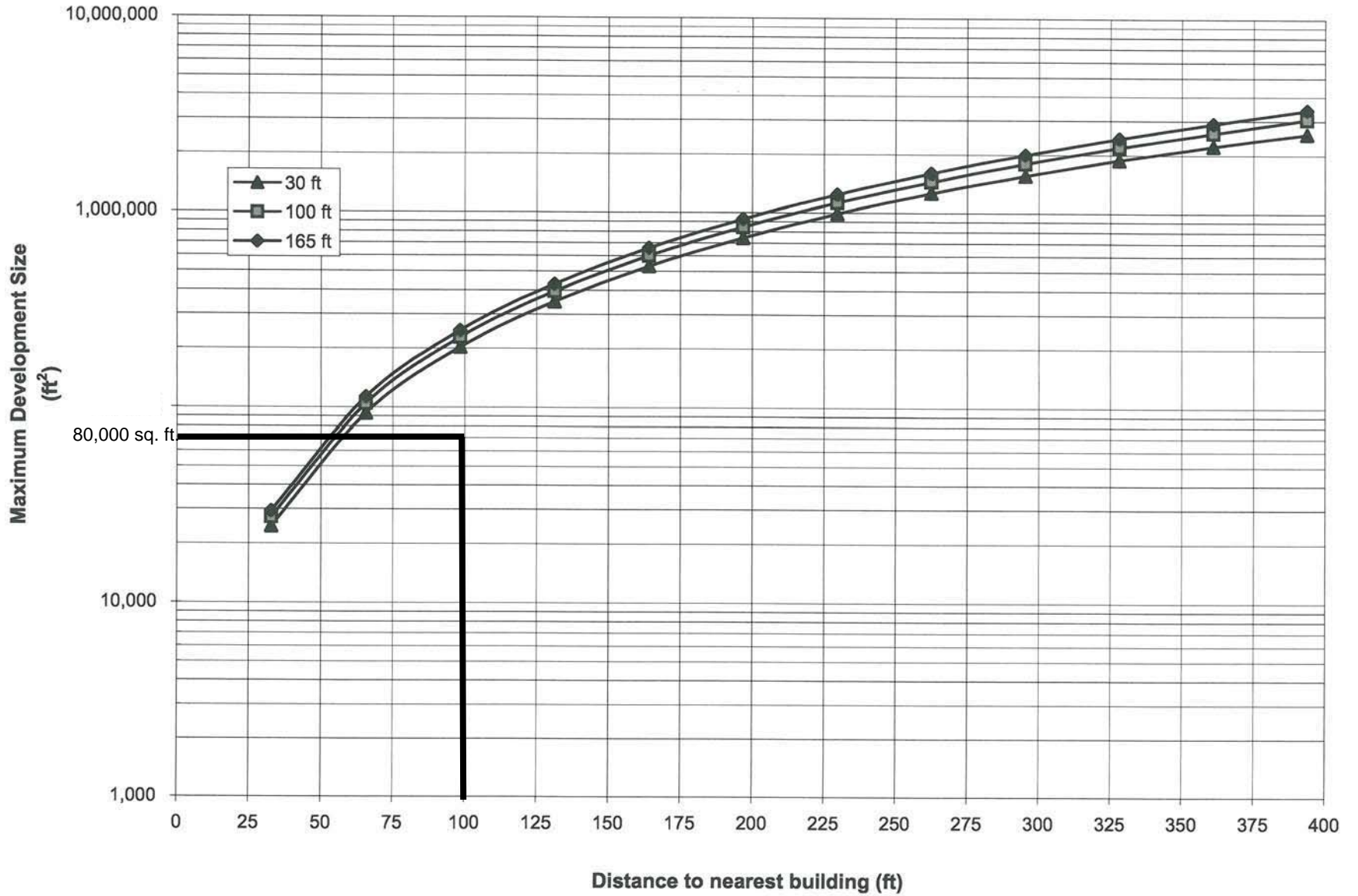
Block 15584, Lots 50, 52, 56 and Block 15584 Lots 11, 16.

The environmental requirements for air quality are as follows:

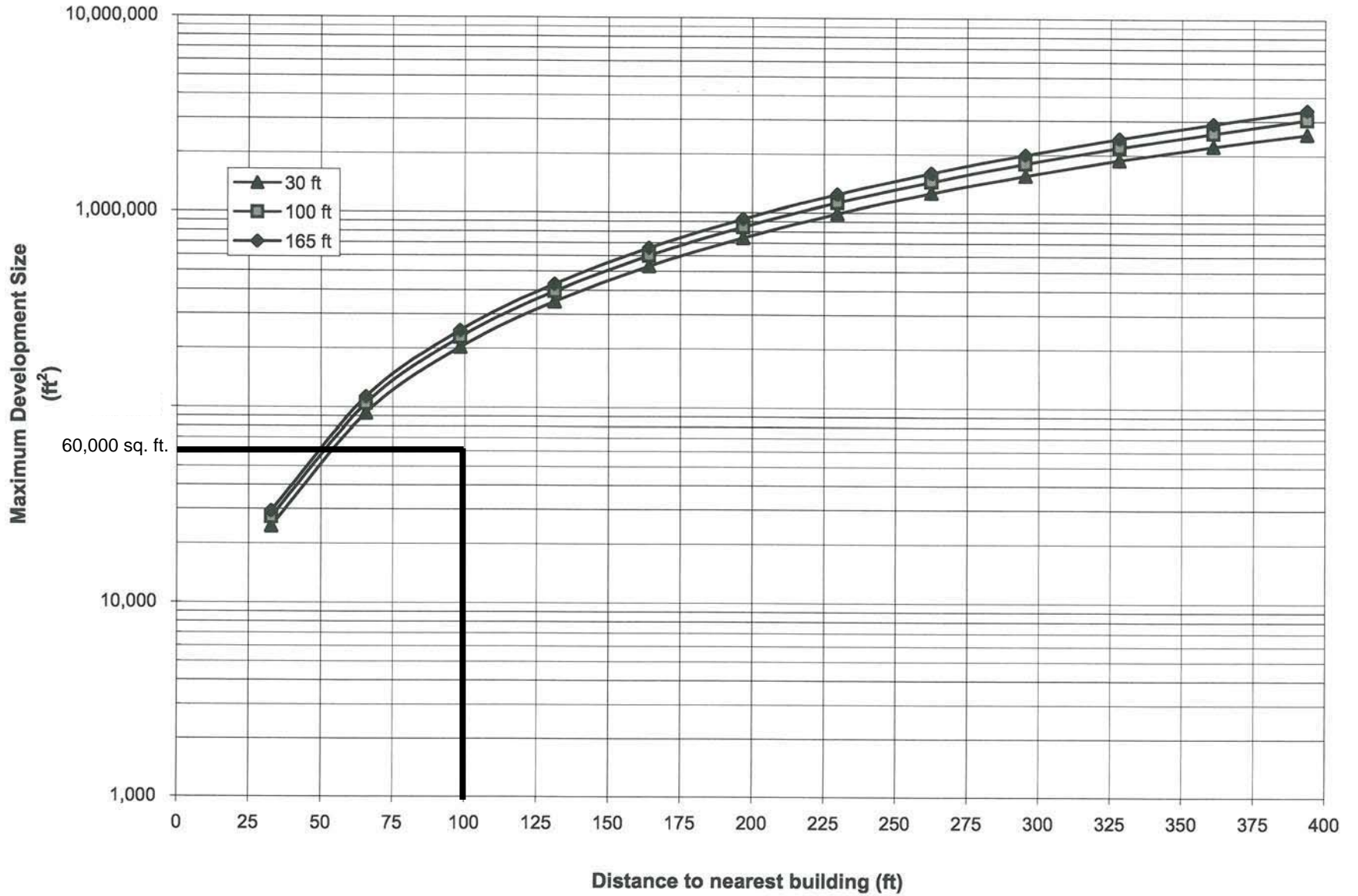
**Block 15584, Lots 50, 52, 56 and Block 15584 Lots 11, 16 (Projected Development Site): Any new residential and/or commercial development on the above-referenced properties must ensure that the heating, ventilating and air conditioning stack(s) will use exclusively natural gas as the type of fuel for space heating and hot water (HVAC) systems to avoid any potential significant adverse air quality impacts.**

With the above environmental requirements ensured through the Mapping Agreement, no significant air quality or hazardous materials impacts are expected as a result of the proposed action

**NO<sub>2</sub> Boiler Screen**  
**Commercial and other Non-Residential Development - Natural Gas**



**NO<sub>2</sub> Boiler Screen**  
**Commercial and other Non-Residential Development - Natural Gas**



## IX. NOISE

The purpose of a noise analysis is to determine both (1) a proposed action's potential effects on sensitive noise receptors, including the effects on the level of noise inside residential, commercial, and institutional facilities (if applicable) and (2) the effects of ambient noise levels on new sensitive uses introduced by the proposed action. The principal types of noise sources affecting the New York City environment are mobile sources (primarily motor vehicles), stationary sources (typically machinery or mechanical equipment associated with manufacturing operations or building heating, ventilating and air conditioning systems or above-grade subways) and construction noise.

### *Mobile Source Screening*

The 2012 *CEQR Technical Manual* states that if a proposed action would increase noise passenger car equivalent (Noise PCE) values by 100 percent or more, then a detailed analysis is generally performed. The proposed school expansion would not double Noise PCE values at any location around the site, thus the proposed action would not result in any significant adverse mobile source noise impacts and a detailed mobile source analysis is not warranted.

### *Stationary Source Screening*

No detailed designs of the building's mechanical systems (i.e. heating, ventilation and air conditioning systems) are available at this time. It is expected that those systems will be designed to meet all applicable noise regulations and requirements.

### *Playground Noise*

Noise generated by children in playgrounds or people using parks is considered stationary source noise as per *CEQR Technical Manual* guidelines. While the proposed community facility building would not introduce a new outdoor play area, it could introduce additional users of the existing playground located on the Applicant's property. Therefore, the Proposed Action may impact the surrounding uses by increasing the level of noise coming from this stationary noise source.

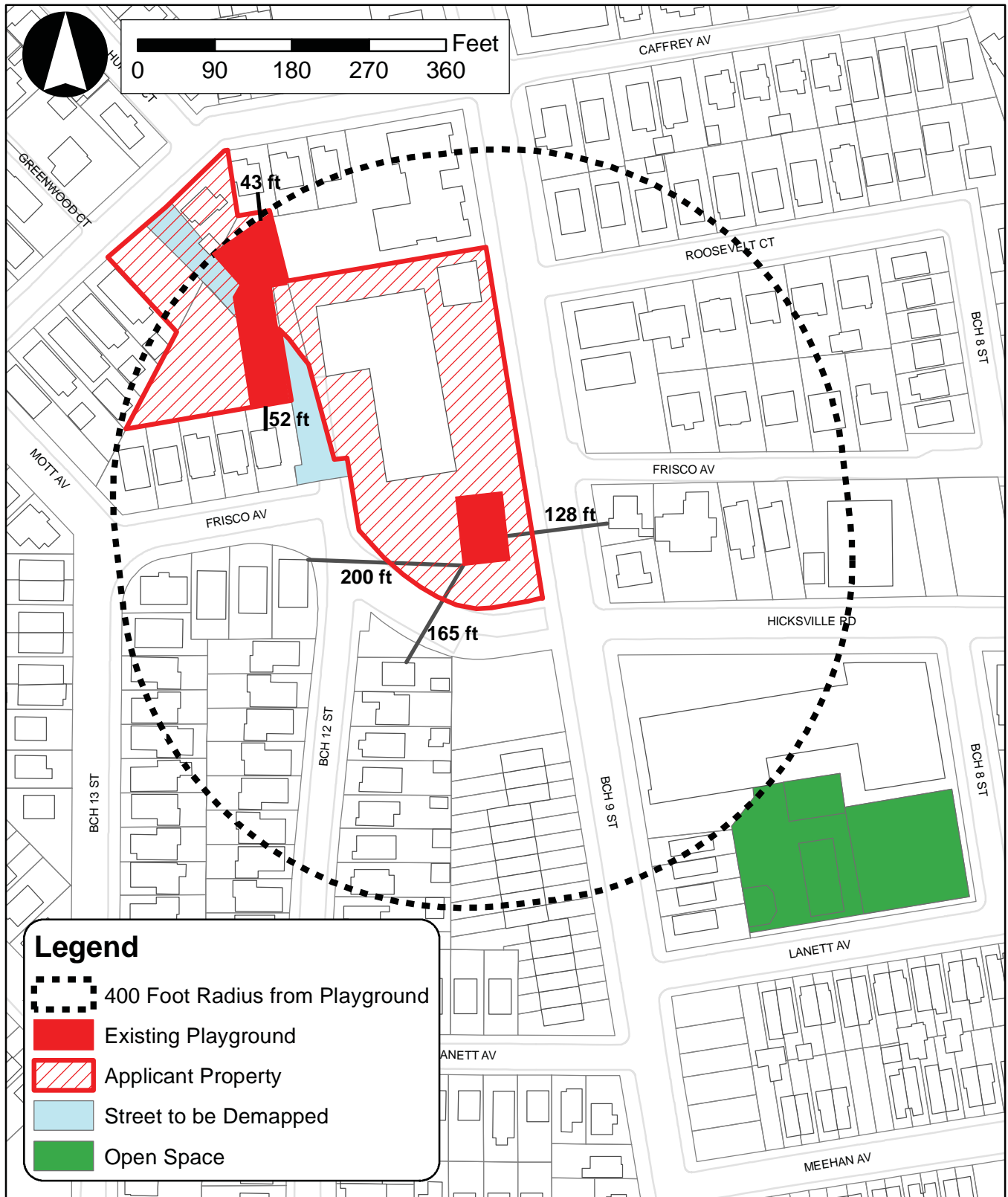
The residential buildings within the affected area (i.e., the area within a 400-foot radius from the playground) would be at a reasonable distance away from the playground and therefore not be affected by noise from the play area. Under the current zoning, the nearest buildings to the existing playground area as well as the existing basketball/open area are located more than 30 feet away (see Figure B-8) from the outer boundary of these designated play areas. Moreover, it should be noted that the noise from the play area would be limited to intermittent times of the day and year when the play area would be used by the students during recess periods on weekdays throughout the school year. For the reasons stated above, a more detailed analysis for noise is not warranted.

### *Sensitive Receptor Analysis*

According to the 2012 *CEQR Technical Manual*, detailed noise analysis may be warranted if a sensitive receptor screening determines that a proposed action would introduce a new noise-sensitive location, known as a receptor, in an area with high ambient noise levels, which typically include those sites near highly-trafficked thoroughfares, airports, rail, or other loud activities. Receptors are defined as an area where human activity may be adversely affected



Surrounding Buildings within a 400 Radius of the Existing Playground



when noise levels exceed predefined thresholds of acceptability or when noise levels increase by an amount exceeding a predefined threshold of change. The proposed actions would expand an existing community facility located in a primarily residential area and would therefore not be considered a new sensitive receptor. As the proposed action would not introduce a new receptor, a detailed noise analysis is not warranted.

### **X. CONSTRUCTION**

Although usually temporary, construction impacts can include noticeable and disruptive effects from an action that is associated with construction or could induce construction. The proposed action would facilitate the expansion of an existing community facility building at 1221 Caffrey Avenue. It is expected that any construction associated with the proposed action would be completed within approximately 18-24 months, with most construction activity occurring between 7:00 AM and 5:00 PM on weekdays.

Construction activities may result in short-term disruption of both traffic and pedestrian movements at the existing school. This would occur primarily due to the potential temporary loss of curbside lanes from the staging of equipment and the movement of materials to and from the site. Additionally, construction may at times result in temporary closings of sidewalks adjacent to the site. However, these conditions would not result in significant adverse impacts on traffic and transportation conditions given the limited duration of any obstructions. Noise associated with construction would be limited to typical construction activities, and would be subject to compliance with the New York City Noise Code and by EPA noise emission standards for construction equipment. These controls and the temporary nature of construction activity will assure that there would be no significant adverse noise impacts associated with construction activity.

Construction of the proposed school expansion would result in temporary disruption to the surrounding area, including noise, dust, and traffic associated with the delivery of materials and arrival of workers on the project site, the incremental effects of the proposed action, if any, would be negligible. The school would consider relocating the students in the existing modular classrooms to either the existing building or an off-site location during construction. Therefore, no impacts from construction are expected from the proposed action.

## **APPENDIX A**

For Internal Use Only:

WRP no. \_\_\_\_\_

Date Received: \_\_\_\_\_

DOS no. \_\_\_\_\_

## NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's designated coastal zone, must be reviewed and assessed for their consistency with the New York City Waterfront Revitalization Program (WRP). The WRP was adopted as a 197-a Plan by the Council of the City of New York on October 13, 1999, and subsequently approved by the New York State Department of State with the concurrence of the United States Department of Commerce pursuant to applicable state and federal law, including the Waterfront Revitalization of Coastal Areas and Inland Waterways Act. As a result of these approvals, state and federal discretionary actions within the city's coastal zone must be consistent to the maximum extent practicable with the WRP policies and the city must be given the opportunity to comment on all state and federal projects within its coastal zone.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, other state agencies or the New York City Department of City Planning in their review of the applicant's certification of consistency.

### A. APPLICANT

1. Name: Leah Posen, Bnos Bais Yaakov of Far Rockaway
2. Address: 613 Beach 9th Street, Far Rockaway, NY, 11691
3. Telephone: (718) 337-6000 Fax: (718) 337-9106 E-mail: lposen@bbschool.org
4. Project site owner: Bnos Bais Yaakov of Far Rockaway

### B. PROPOSED ACTIVITY

1. Brief description of activity:

This application is for a City Map change involving the elimination, discontinuance and closing of Beach 12th Street between Frisco Avenue and Caffrey Avenue in the Far Rockaway Neighborhood in Queens Community District 14, and the conveyance of the portion of Beach 12th Street in city ownership to the adjoining property owner. The proposed demapping would allow the applicant to replace existing modular classrooms with a permanent, approximately 60,000 square foot school building which would allow the school to accommodate increasing enrollment by 240 additional students.

2. Purpose of activity:

The proposed action would permit the Applicant to replace the temporary classroom facilities for grades 9-12 with an approximately 60,000 square foot, expanded permanent facility. The existing facilities currently operate at full capacity and will not be able to accommodate the increasing demand for current and expected enrollment. The existing modular classrooms accommodate 120 students (30 students per grade) and the current lower-school classes have more students than these temporary facilities would be able to accommodate should those students continue to be enrolled at the school.

3. Location of activity: (street address/borough or site description):

The area to be demapped is an unbuilt portion of Beach 12th Street extending 250 feet north and is located between Frisco and Caffrey Avenues. The mapped but unbuilt subject street ends at the south side of Frisco Avenue and has no connection to any street on the north side of Caffrey Avenue. The northern portion of Beach 12th Street that is owned by the Applicant has been improved with temporary structures for the existing school where the proposed new building would be partly located, including a basketball court, modular classrooms and a small field/sitting area.

**Proposed Activity Cont'd**

4. If a federal or state permit or license was issued or is required for the proposed activity, identify the permit type(s), the authorizing agency and provide the application or permit number(s), if known:

No federal or state permits/licenses have been issued or are required for the proposed project.

5. Is federal or state funding being used to finance the project? If so, please identify the funding source(s).

No federal or state funding will be used to finance the proposed project.

6. Will the proposed project require the preparation of an environmental impact statement?

Yes \_\_\_\_\_ No  If yes, identify Lead Agency:

7. Identify **city** discretionary actions, such as a zoning amendment or adoption of an urban renewal plan, required for the proposed project.

The proposed action requires the approval of the New York City Planning Commission (CPC) for the demapping of the Subject Street on the city map and related disposition of City-owned property. The Proposed Project is a discretionary public action subject to both the Uniform Land Use Review (ULURP) and City Environmental Review (CEQR) procedures. In addition, as a portion of the subject street is City-Owned property, the proposed action would also involve the disposition of the property to the Applicant prior to development which would require review and approval by the Department of Transportation (DOT) and the New York City Department of Citywide Administrative Services.

**C. COASTAL ASSESSMENT**

**Location Questions:**

**Yes No**

- |   |       |                                     |
|---|-------|-------------------------------------|
| 1. Is the project site on the waterfront or at the water's edge?  | _____ | <input checked="" type="checkbox"/> |
| 2. Does the proposed project require a waterfront site?   | _____ | <input checked="" type="checkbox"/> |
| 3. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land underwater, or coastal waters? | _____ | <input checked="" type="checkbox"/> |

**Policy Questions**

**Yes No**

The following questions represent, in a broad sense, the policies of the WRP. Numbers in parentheses after each question indicate the policy or policies addressed by the question. The new Waterfront Revitalization Program offers detailed explanations of the policies, including criteria for consistency determinations.

Check either "Yes" or "No" for each of the following questions. For all "yes" responses, provide an attachment assessing the effects of the proposed activity on the relevant policies or standards. Explain how the action would be consistent with the goals of those policies and standards.

- |   |       |                                     |
|---|-------|-------------------------------------|
| 4. Will the proposed project result in revitalization or redevelopment of a deteriorated or under-used waterfront site? (1) | _____ | <input checked="" type="checkbox"/> |
| 5. Is the project site appropriate for residential or commercial redevelopment? (1.1)                                       | _____ | <input checked="" type="checkbox"/> |
| 6. Will the action result in a change in scale or character of a neighborhood? (1.2)  | _____ | <input checked="" type="checkbox"/> |

**Policy Questions cont'd**

**Yes No**

7. Will the proposed activity require provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (1.3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Is the action located in one of the designated Significant Maritime and Industrial Areas (SMIA): South Bronx, Newtown Creek, Brooklyn Navy Yard, Red Hook, Sunset Park, or Staten Island? (2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Are there any waterfront structures, such as piers, docks, bulkheads or wharves, located on the project sites? (2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Would the action involve the siting or construction of a facility essential to the generation or transmission of energy, or a natural gas facility, or would it develop new energy resources? (2.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Does the action involve the siting of a working waterfront use outside of a SMIA? (2.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Does the proposed project involve infrastructure improvement, such as construction or repair of piers, docks, or bulkheads? (2.3, 3.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Would the action involve mining, dredging, or dredge disposal, or placement of dredged or fill materials in coastal waters? (2.3, 3.1, 4, 5.3, 6.3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Would the action be located in a commercial or recreational boating center, such as City Island, Sheepshead Bay or Great Kills or an area devoted to water-dependent transportation? (3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Would the proposed project have an adverse effect upon the land or water uses within a commercial or recreation boating center or water-dependent transportation center? (3.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Would the proposed project create any conflicts between commercial and recreational boating? (3.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Does the proposed project involve any boating activity that would have an impact on the aquatic environment or surrounding land and water uses? (3.3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Is the action located in one of the designated Special Natural Waterfront Areas (SNWA): Long Island Sound- East River, Jamaica Bay, or Northwest Staten Island? (4 and 9.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Is the project site in or adjacent to a Significant Coastal Fish and Wildlife Habitat? (4.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Is the site located within or adjacent to a Recognized Ecological Complex: South Shore of Staten Island or Riverdale Natural Area District? (4.1and 9.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Would the action involve any activity in or near a tidal or freshwater wetland? (4.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Does the project site contain a rare ecological community or would the proposed project affect a vulnerable plant, fish, or wildlife species? (4.3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Would the action have any effects on commercial or recreational use of fish resources? (4.4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Would the proposed project in any way affect the water quality classification of nearby waters or be unable to be consistent with that classification? (5)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Would the action result in any direct or indirect discharges, including toxins, hazardous substances, or other pollutants, effluent, or waste, into any waterbody? (5.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Would the action result in the draining of stormwater runoff or sewer overflows into coastal waters? (5.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Will any activity associated with the project generate nonpoint source pollution? (5.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Would the action cause violations of the National or State air quality standards? (5.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Policy Questions cont'd**

**Yes No**

29. Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30. Will the project involve the excavation or placing of fill in or near navigable waters, marshes, estuaries, tidal marshes or other wetlands? (5.3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31. Would the proposed action have any effects on surface or ground water supplies? (5.4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32. Would the action result in any activities within a federally designated flood hazard area or state-designated erosion hazards area? (6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
33. Would the action result in any construction activities that would lead to erosion? (6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
34. Would the action involve construction or reconstruction of a flood or erosion control structure? (6.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
35. Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
36. Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
37. Would the proposed project affect a non-renewable source of sand ? (6.3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
38. Would the action result in shipping, handling, or storing of solid wastes, hazardous materials, or other pollutants? (7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
39. Would the action affect any sites that have been used as landfills? (7.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
40. Would the action result in development of a site that may contain contamination or that has a history of underground fuel tanks, oil spills, or other form or petroleum product use or storage? (7.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
41. Will the proposed activity result in any transport, storage, treatment, or disposal of solid wastes or hazardous materials, or the siting of a solid or hazardous waste facility? (7.3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
42. Would the action result in a reduction of existing or required access to or along coastal waters, public access areas, or public parks or open spaces? (8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
43. Will the proposed project affect or be located in, on, or adjacent to any federal, state, or city park or other land in public ownership protected for open space preservation? (8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
44. Would the action result in the provision of open space without provision for its maintenance? (8.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
45. Would the action result in any development along the shoreline but NOT include new water-enhanced or water-dependent recreational space? (8.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
46. Will the proposed project impede visual access to coastal lands, waters and open space? (8.3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
47. Does the proposed project involve publicly owned or acquired land that could accommodate waterfront open space or recreation? (8.4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
48. Does the project site involve lands or waters held in public trust by the state or city? (8.5)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
49. Would the action affect natural or built resources that contribute to the scenic quality of a coastal area? (9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
50. Does the site currently include elements that degrade the area's scenic quality or block views to the water? (9.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Policy Questions cont'd**

**Yes      No**

51. Would the proposed action have a significant adverse impact on historic, archeological, or cultural resources? (10)

\_\_\_\_\_

52. Will the proposed activity affect or be located in, on, or adjacent to an historic resource listed on the National or State Register of Historic Places, or designated as a landmark by the City of New York? (10)

\_\_\_\_\_

**D. CERTIFICATION**

The applicant or agent must certify that the proposed activity is consistent with New York City's Waterfront Revitalization Program, pursuant to the New York State Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If the certification can be made, complete this section.

"The proposed activity complies with New York State's Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent Name: Leah Posen, Bnos Bais Yaakov of Far Rockaway

Address: 613 Beach 9th Street

Far Rockaway, New York, 11691 Telephone (718) 337-9106

Applicant/Agent Signature:  Date: June 8, 2012



## **APPENDIX B**

## Jamaica Bay Watershed Protection Plan Project Tracking Form

The Jamaica Bay Watershed Protection Plan, developed pursuant to Local Law 71 of 2005, mandates that the New York City Department of Environmental Protection (DEP) work with the Mayor's Office of Environmental Coordination (MOEC) to review and track proposed development projects in the Jamaica Bay Watershed ([http://www.nyc.gov/html/oec/downloads/pdf/ceqr/Jamaica\\_Bay\\_Watershed\\_Map.jpg](http://www.nyc.gov/html/oec/downloads/pdf/ceqr/Jamaica_Bay_Watershed_Map.jpg)) that are subject to CEQR in order to monitor growth and trends. If a project is located in the Jamaica Bay Watershed, (the applicant should complete this form and submit it to DEP and MOEC. This form must be updated with any project modifications and resubmitted to DEP and MOEC.

*The information below will be used for tracking purposes only. It is not intended to indicate whether further CEQR analysis is needed to substitute for the guidance offered in the relevant chapters of the CEQR Technical Manual.*

### A. GENERAL PROJECT INFORMATION

1. CEQR Number:  1a. Modification
2. Project Name:
3. Project Description:
 

This application is for a City Map change involving the elimination and discontinuance of Beach 12th Street between Frisco and Caffrey Avenues, a street partially in private ownership and partially in City ownership, and the conveyance of the portion of Beach 12th Street in City ownership to the adjoining property owner (Bnos Bais Yaakov of Far Rockaway). The large majority of this segment of Beach 12th Street is located on property owned by Bnos Bais Yaakov of Far Rockaway, and occupied by the school's campus, including recreational facilities and modular classrooms located within the mapped street. The proposed demapping would allow the applicant to replace the existing modular classrooms with a permanent school building that would accommodate an additional 240 high school students. No other projected or potential development sites have been identified as a result of the proposed demapping.
4. Project Sponsor:
5. Required approvals:
6. Project schedule (build year and construction schedule):

### B. PROJECT LOCATION:

1. Street address:
2. Tax block(s):  Tax Lot(s):
3. Identify existing land use and zoning on the project site:
4. Identify proposed land use and zoning on the project site:
5. Identify land use of adjacent sites (include any open space):
6. Describe existing density on the project site and the proposed density:
 

Existing Condition	Proposed Condition
8,600 sq ft	60,000 sq ft
7. Is project within 100 or 500 year floodplain (specify)?  100 Year  500 Year  No

**C. GROUND AND GROUNDWATER**

1. Total area of in-ground disturbance, if any (in square feet):
2. Will soil be removed (if so, what is the volume in cubic yards)?
3. Subsurface soil classification:  
(per the New York City Soil and Water Conservation Board):
4. If project would change site grade, provide land contours (**attach** map showing existing in 1' contours and proposed in 1' contours). N/A
5. Will groundwater be used (list volumes/rates)?  Yes  No  
Volumes:  Rates:
6. Will project involve dewatering (list volumes/rates)?  Yes  No  
Volumes:  Rates:
7. Describe site elevation above seasonal high groundwater:

**D. HABITAT**

1. Will vegetation be removed, particularly native vegetation?  Yes  No  
If YES,
  - **Attach** a detailed list (species, size and location on site) of vegetation to be removed (including trees >2" caliper, shrubs, understory planting and groundcover).
  - **List** species to remain on site.
  - **Provide** a detailed list (species and sizes) of proposed landscape restoration plan (including any wetland restoration plans).
2. Is the site used or inhabited by any rare, threatened or endangered species?  Yes  No
3. Will the project affect habitat characteristics?  Yes  No  
If YES, describe existing wildlife use and habitat classification using "Ecological Communities of New York State." at <http://www.dec.ny.gov/animals/29392.html>.
4. Will pesticides, rodenticides or herbicides be used during construction?  Yes  No  
If YES, estimate quantity, area and duration of application.
5. Will additional lighting be installed?  Yes  No  
If YES and near existing open space or natural areas, what measures would be taken to reduce light penetration into these areas?

**E. SURFACE COVERAGE AND CHARACTERISTICS**

(describe the following for both the existing and proposed condition):

	Existing Condition	Proposed Condition
1. <b>Surface area:</b>		
Roof:	Modular Classrooms 8,600 sq ft (approx.)	New Building 60,000 sq ft
Pavement/walkway:	1,034 sq ft (approx.)	Same
Grass/softscape:	6,968 sq ft (approx.)	3484 sq ft (approx.)
Other (describe):	Outdoor Pool 2,550 sq ft (approx.)	Same

2. **Wetland** (regulated or non-regulated) area and classification:

N/A (no wetland area at site)	N/A (no wetland area at site)
----------------------------------	----------------------------------

3. **Water surface area:**

N/A (no water surface area at site)	N/A (no water surface area at site)
--	--

4. **Stormwater management** (describe):

Existing – how is the site drained?

Modular classrooms current use storm drain piping along the sides of the building and drain stormwater out to Caffrey Avenue.

Proposed – describe, including any infrastructure improvements necessary off-site:

Stormwater management for the new building would be similar to the system at the existing building and no infrastructure improvements would be necessary off-site.

## **APPENDIX C**

*PHASE I ENVIRONMENTAL ASSESSMENT*



609-621 BEACH 9TH STREET/FRISCO AVENUE/BEACH 12TH  
STREET, 12-15 AND 12-21 CAFFREY AVENUE

QUEENS, NY 11691

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## CONCLUSIONS

---

SEG has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of 609-621 Beach 9th Street/Frisco Avenue/Beach 12th Street, 12-15 and 12-21 Caffrey Avenue, QUEENS, NY, the Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property except for the following:

- SEG observed transformers on a pad. These transformers do not contain PCB's.
- SEG observed a 25 gallon (est) diesel tank built in unit for the generator. No permit is required for this tank.
- Plastic tote of chlorine, portable Co2 tanks, filter, pump were noted in the pool house.
- The medical waste from the Nurse's office is transported off-site to another facility.

## RECOMMENDATIONS

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Based on the findings of this ESA, SEG recommends the following:

- No further action is recommended regarding the transformers on a pad.
- No further action is recommended regarding the 25 (est) gallon diesel tank used for the generator.
- No further action is recommended regarding the chlorine, portable Co2 tanks, filter and pump used for the pool.
- No further action is recommended regarding the Nurse's medical waste.

## 8.2 CONCLUSIONS

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SEG has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-2005 of 609-621 Beach 9th Street/Frisco Avenue/Beach 12th Street, 12-15 and 12-21 Caffrey Avenue, QUEENS, NY, the Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property except for the following:

- SEG observed transformers on a pad. These transformers do not contain PCB's.
- SEG observed a 25 gallon (est) diesel tank built in unit for the generator. No permit is required for this tank.
- Plastic tote of chlorine, portable Co2 tanks, filter, pump were noted in the pool house.
- The medical waste from the Nurse's office is transported off-site to another facility.

## 8.3 RECOMMENDATIONS

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Based on the findings of this ESA, SEG recommends the following:

- No further action is recommended regarding the transformers on a pad.
- No further action is recommended regarding the 25 (est) gallon diesel tank used for the generator.
- No further action is recommended regarding the chlorine, portable Co2 tanks, filter and pump used for the pool.
- No further action is recommended regarding the Nurse's medical waste.

## 8.4 DEVIATIONS

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This Phase 1 ESA substantially complies with the scope of services and ASTM 1527-05.



## **Appendix D**



**Carter H. Strickland, Jr.**  
**Commissioner**

**Angela Licata**  
Deputy Commissioner  
of Sustainability  
alicata@dep.nyc.gov

59-17 Junction Boulevard  
Flushing, NY 11373  
T: (718) 595-4398  
F: (718) 595-4479

September 13, 2012

Mr. Robert Dobruskin  
Director, Environmental Assessment and Review Division  
Department of City Planning  
22 Reade Street, Room 4E  
New York, New York 10007-1216

**Re: Beach 12th Street Demapping**  
**609-621 Beach 9th Street, Frisco Avenue,**  
**Beach 12th Street, 12-15 and 12-21 Caffrey Avenue**  
**Block 15584, Lots 16, 50, 52, 56;**  
**Block 15585, Lots 11, 16, 33**  
**DEP # 13DEPTECH012Q / CEQR # 12DCP094Q**  
**Queens, New York**

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the August 2012 Environmental Assessment Statement (EAS) prepared by Philip Habib & Associates and the June 2012 Phase I Environmental Site Assessment (Phase I) prepared by Singer Environmental Group (SEG) on behalf of Bnos Bais Yaakov of Far Rockaway (applicant) for the above referenced project. It is our understanding that the applicant is proposing to demap Beach 12th Street, located between Frisco and Caffrey Avenues in the Far Rockaway neighborhood of Queens, Community District 14. The proposed action would facilitate a proposal by the applicant to replace existing modular classrooms with a permanent school building in the portion of the applicant property that is encumbered by the mapped street. The proposed new building would allow the school, located at 612 Beach 9th Street, to accommodate increasing enrollment by 240 additional students. It should be noted that soil disturbance will be conducted for the proposed new building.

The June 2012 Phase I report revealed that historical on-site and surrounding area land uses consisted of commercial and residential uses including a convalescent home. According to Sanborn History Maps, the subject property is depicted as vacant in 1901, various multi-story private dwellings in the 1912 map, a convalescent home (Brooklyn Jewish Home for Convalescents) in 1933, in 1951 the convalescent home is rebuilt as a fireproof, concrete structure, the 1981 and 1992 maps depict the property as being vacant, indicating that the building was demolished prior to 1981. The New York State Department of Environmental Conservation (NYSDEC) database revealed 13 Leaking Underground Storage Tank Sites within ½ mile radius of the subject site and one Spill sites within one-quarter mile radius of the subject property. It should

also be noted that during a site visit by DEP personnel, some dumping and overgrown bushes was observed at the corner of Fresno and Beach 12 Street.

Based upon our review of the submitted documentation and a site visit conducted by DEP personnel, we have the following comments and recommendations to DCP:

- DCP should inform the applicant that past on-site and or surrounding area land uses may have been impacted the soil and groundwater at this site. Therefore, a Phase II Environmental Site Assessment Investigation (Phase II) is necessary to adequately identity/characterize the surface and subsurface soils prior to the proposed development. A Phase II Investigative Protocol/Work Plan summarizing the proposed drilling, soil/groundwater and soil vapor sampling activities should be submitted to DEP for review and approval. The Work Plan should blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting addition soil boring locations and groundwater sampling locations. Soil, groundwater and soil vapor samples should be collected and analyzed by a New York State Department of Health Environmental Laboratory Approval Program-CERTIFIED laboratory for the presence of Volatile Organic Compounds (VOCs) by United States Environmental Agency (EPA) Method 8260, Semi-Volatile Organic Compounds (SVOCs) by EPA method 8270, Pesticides/Polychlorinated Biphenyls by EPA Method 8081/8082 and Target Analyte List (TAL) metals (filtered and unfiltered for groundwater samples). The soil vapor sampling will be conducted in accordance with the New York State Department of Health's (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York and analyzed for VOCs by EPA Method TO-15. An investigative Health and Safety Plan (HASP) should also be submitted to DEP for review and approval.

DCP should also inform the applicant that the Phase II Work plan and HASP should be submitted to DEP for review and approval prior to start of any fieldwork. Future correspondence and submittals related to this project should include the following tracking number **13DEPTECH012Q**. If you have any questions, you may contact Ms. Callista Nazaire at (718) 595-4401.

Sincerely,



Maurice S. Winter

Deputy Director, Site Assessment

c: E. Mahoney; M. Winter; W. Yu; C. Nazaire; T. Estes; M. Wimbish; C- Evans- DCP;  
File

## **Appendix E**

## ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 12DCP094Q  
**Project:** BEACH 12 STREET DEMAPPING  
**Date received:** 10/24/2012

**Comments:**

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**Properties with no Architectural or Archaeological significance:**

- 1) ADDRESS: 621 BEACH 9 STREET, BBL: 4155840016
- 2) ADDRESS: BEACH 12 STREET, BBL: 4155840050
- 3) ADDRESS: BEACH 12 STREET, BBL: 4155840052
- 4) ADDRESS: 12-15 CAFFREY AVENUE, BBL: 4155840056
- 5) ADDRESS: CAFFREY AVENUE, BBL: 4155850011
- 6) ADDRESS: FRISCO AVENUE, BBL: 4155850016
- 7) ADDRESS: 12-04 FRISCO AVENUE, BBL: 4155850033

*Gina Santucci*

1/7/2012

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SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 28156\_FSO\_DNP\_11072012.doc