City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the 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 FORM**.

2. *Project Name* 112-114 Seaman Avenue Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
16DCP118M	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
160392ZMM, 160393ZRM	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department City Planning			NAME OF APPLICANT Saab Associates LP		
NAME OF LEAD AGENCY CONTACT PERSON Robert Dobruskin, Director, Environmental Assessment and Review			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Richard Lobel Sheldon Lobel, P.C.		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 18 East 42nd Street		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10017
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 212-725-3910	EMAIL rlobel@sheldonlobelpc.com	

5. *Project Description*

The Applicant, Saab Associates LP, is seeking a zoning map and text amendment affecting the eastern portion of the block bounded by Payson Avenue, Seaman Avenue, and Beak Street (Manhattan Block 2248, Lots 7501, 109, 111, 112, 117) which would be rezoned from R7-2 to R8A within a Mandatory Inclusionary Housing Designated Area (Option 1 and Option 2). The proposed action would facilitate the construction of a new 40-unit, 11-story residential building (approximately 40,500 gross square feet) at the applicant's site (112-114 Seaman Avenue, Lots 111 and 112), as shown in Figures 6 and 7. For the purpose of analysis, a building which maximized FAR, bulk, and height under the adopted ZQA and MIH text amendments will be considered as the Reasonable Worst Case Development Scenario (RWCDS).

Project Location

BOROUGH Manhattan	COMMUNITY DISTRICT(S) 12	STREET ADDRESS 112-114 Seaman Avenue
TAX BLOCK(S) AND LOT(S) Manhattan Block 2248, Lots 7501, 109, 111, 112, and 117		ZIP CODE 10034
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Bounded by Seaman Avenue to the south, Payson Avenue to the east and north, and residential properties to the west.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R7-2		ZONING SECTIONAL MAP NUMBER 3a

6. *Required Actions or Approvals* (check all that apply)

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

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☒ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION Appendix F: Mandatory Inclusionary Housing Designated Areas (Option 1 and Option 2)

***Board of Standards and Appeals*:** ☐ YES ☒ NO

☐ VARIANCE (use)
☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

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

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

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

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

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 30,134
Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 30,134
Other, describe (sq. ft.):

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 40,500
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 40,500
HEIGHT OF EACH BUILDING (ft.): 113'-8" (124' w/ bulkhead)
NUMBER OF STORIES OF EACH BUILDING: 11

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 5,196
The total square feet not owned or controlled by the applicant: 24,938

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 permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: 4,000 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 44,000 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 3,500 sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

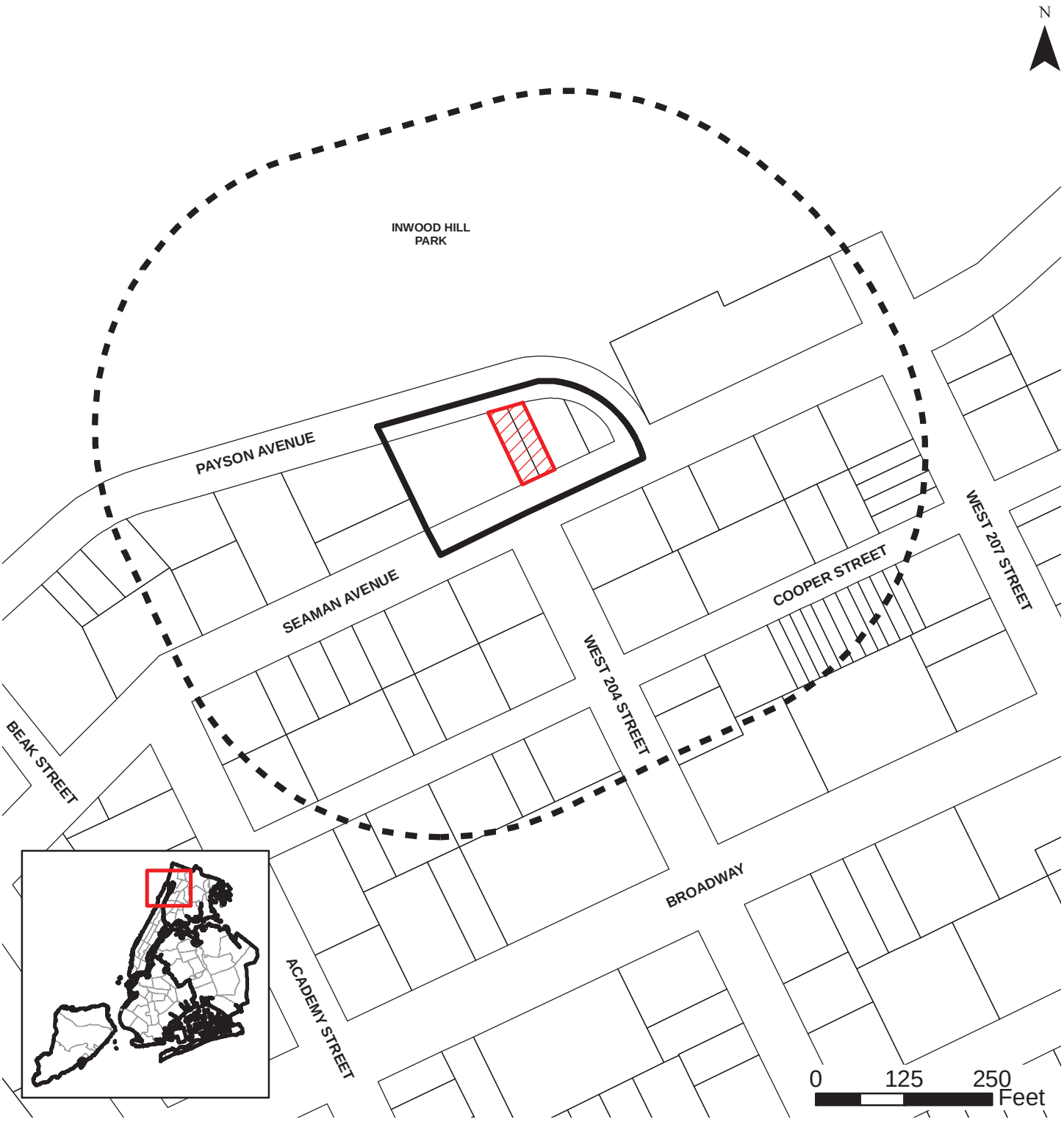
	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	40,500	0	0	0
Type (*e.g.,* retail, office, school)	40 units	N/A	N/A	N/A

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify:
NUMBER OF ADDITIONAL RESIDENTS: 98
NUMBER OF ADDITIONAL WORKERS: 0
Provide a brief explanation of how these numbers were determined: Based on a household size of 2.46 for Manhattan Census Tract 295 (U.S. Census 2012 American Community Survey 5-Year Estimates)

Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

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: Under the No-Action scenario, a 18,700 gsf, 13-story residential building with 26 dwelling units would be developed on the project site.

Date: 4/18/2016



112-114 Seaman Avenue
New York, New York

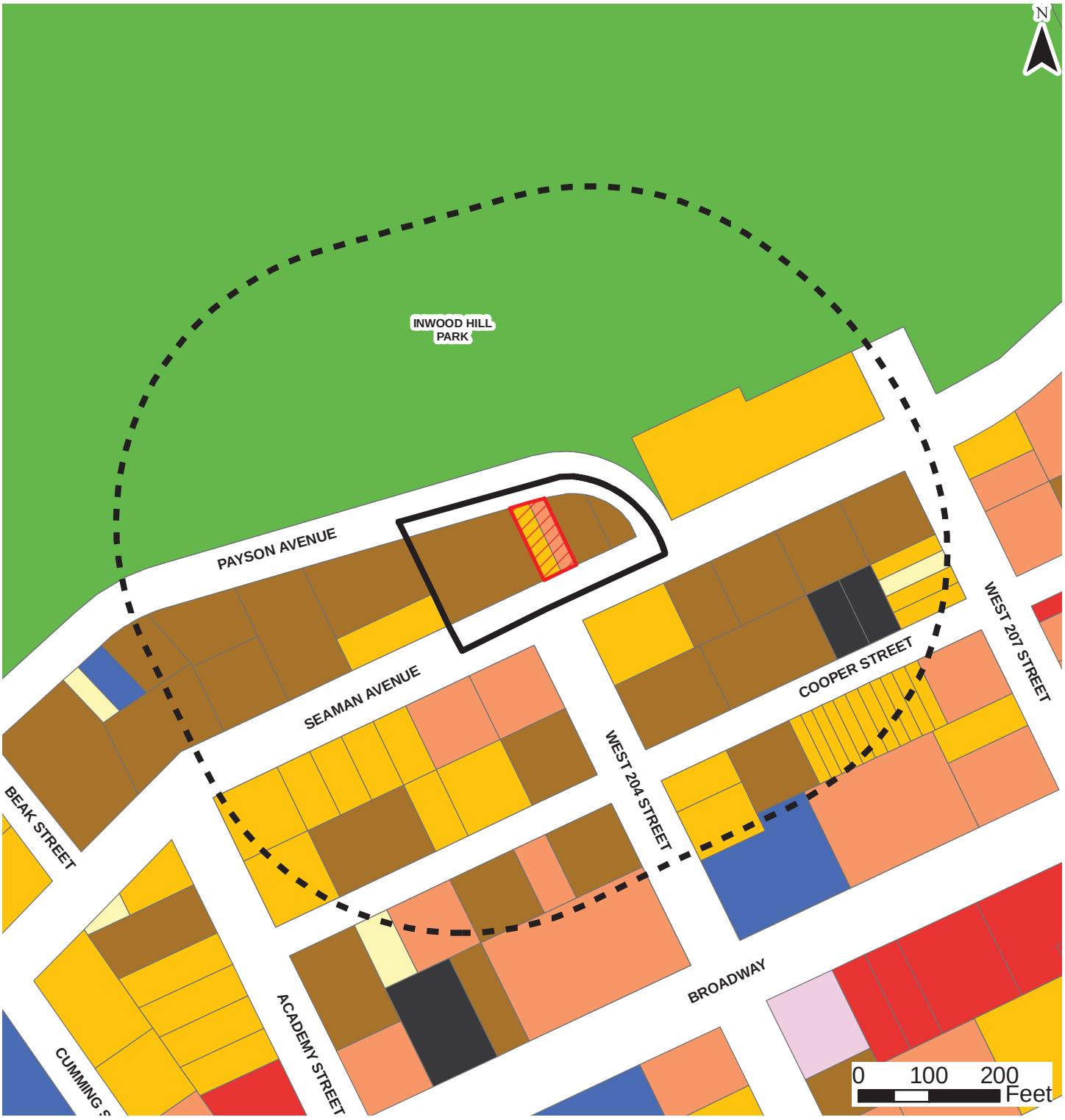
Site Location Map

Figure 1

Project Site
Rezoning Area
400-Foot Radius

Sources:
1. New York (City). Dept. of City Planning 2015. Manhattan MapPLUTO (Edition 15v1). New York City: NYC Department of City Planning.
2. New York (City). Dept. of City Planning 2013. LION (Edition 13C). New York City: NYC Department of City Planning.
3. New York (City). Dept. of City Planning 2013. New York City Borough Boundary (Edition 13C). New York City: NYC Department of City Planning.
4. New York (City). Dept. of City Planning 2013. New York City Community Districts (Edition 13C). New York City: NYC Department of City Planning.

Date: 4/18/2016



112-114 Seaman Avenue
New York, New York

Land Use Map

Figure 2

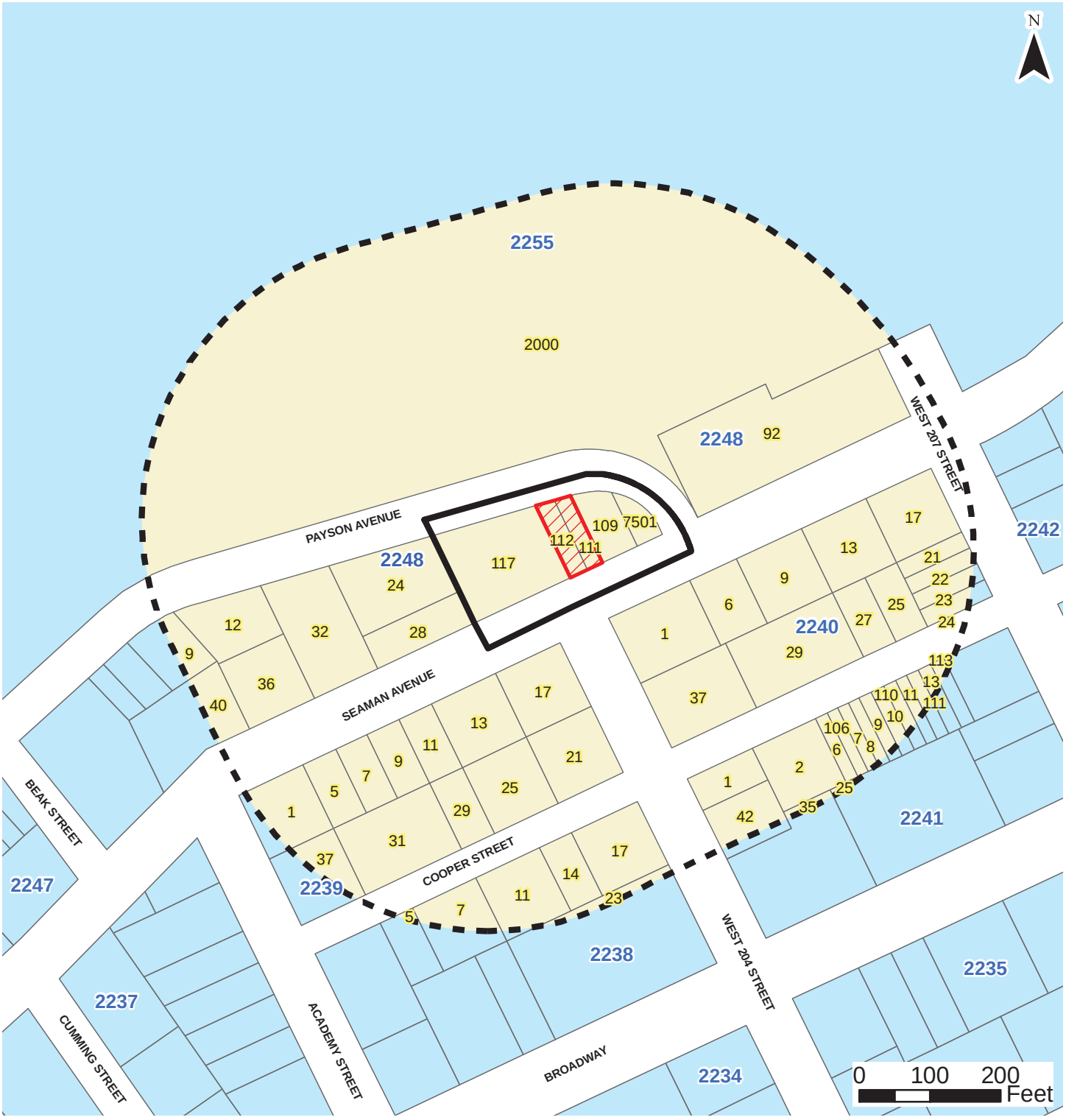
Project Site
Rezoning Area
400-Foot Radius

Land Use

- One & Two Family Buildings
- MultiFamily Walkup Buildings
- MultiFamily Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

Sources:
1. New York (City). Dept. of City Planning 2015. Manhattan MapPLUTO (Edition 15v1). New York City: NYC Department of City Planning.
2. New York (City). Dept. of City Planning 2013. LION (Edition 13C). New York City: NYC Department of City Planning.
3. VHB Field Survey, January 23, 2015.

Date: 4/18/2016



112-114 Seaman Avenue
New York, New York

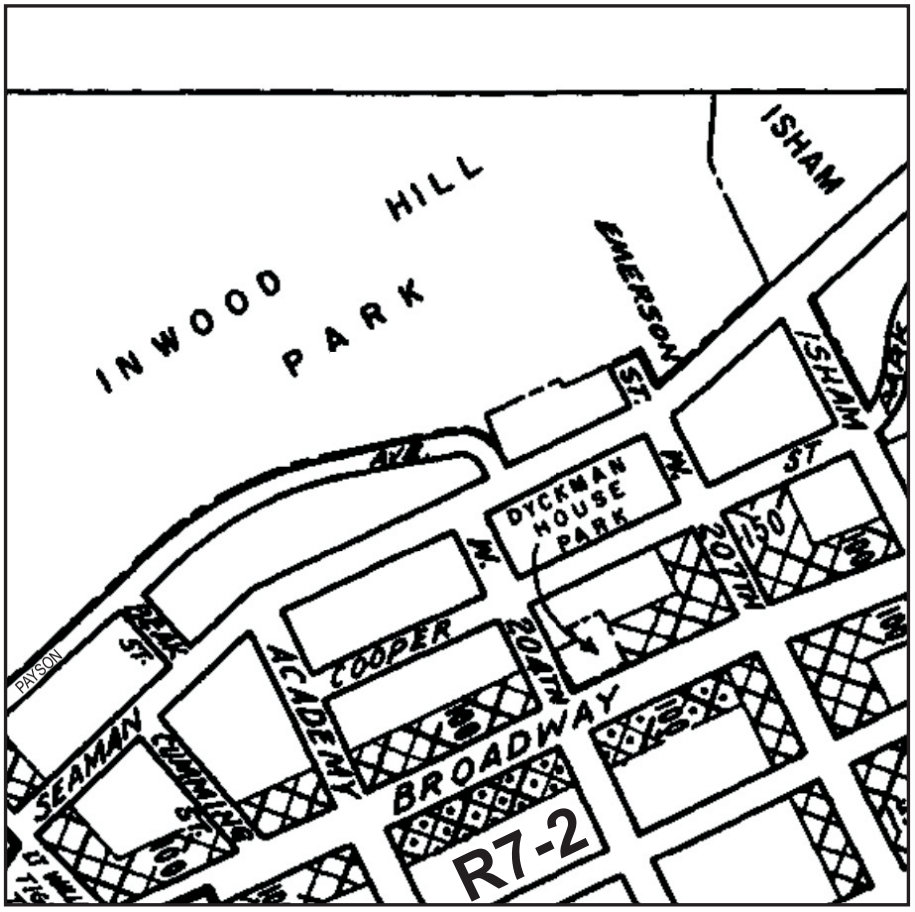
Tax Map

Figure 3

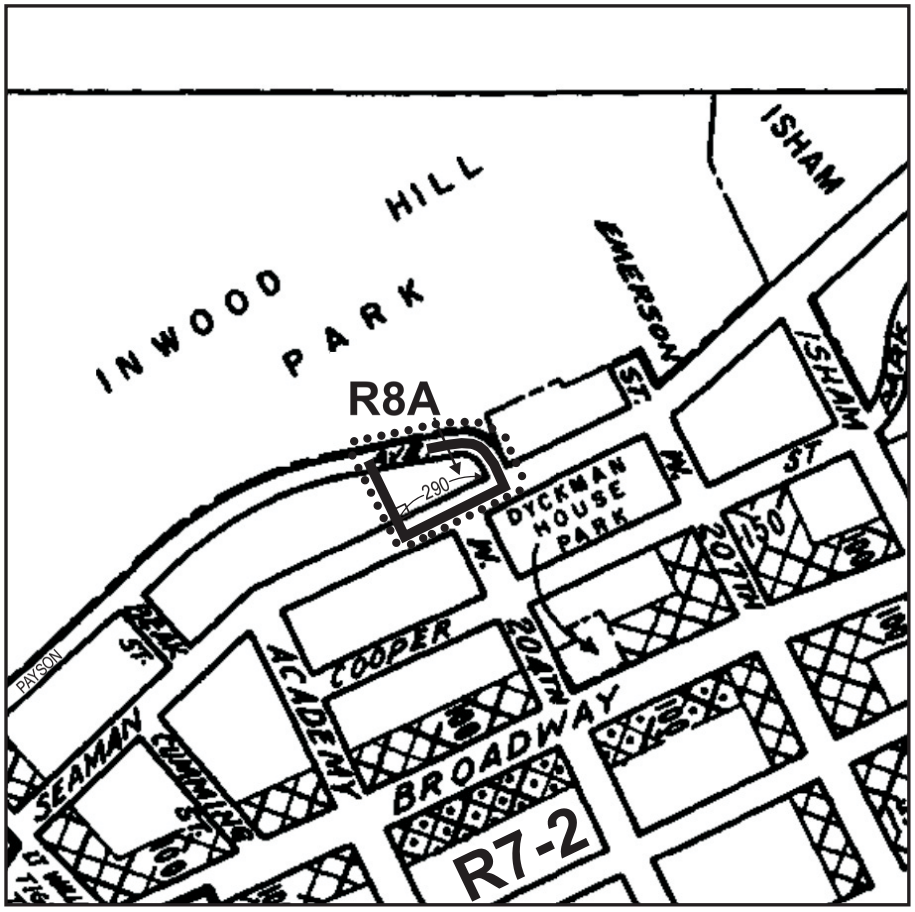
- Project Site
- Rezoning Area
- 400-Foot Radius
- Tax Parcel
- Tax Block
- 111 Lot Number
- 2248 Block Number

Sources:
1. New York (City). Dept. of City Planning 2015. Manhattan MapPLUTO (Edition 15v1). New York City: NYC Department of City Planning.
2. New York (City). Dept. of City Planning 2013. LION (Edition 13C). New York City: NYC Department of City Planning.

Zoning Change Map



Current Zoning Map (3a)



Proposed Zoning Map (3a) - Project Area is outlined with dotted lines

Rezoning from R7-2 to R8A

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5 North

112-114 Seaman Avenue
New York, New York

Zoning Change Map

Figure
4

Date: 4/18/2016

112-114 Seaman Avenue
New York, New York

Photograph Key Map

Figure 5

Project Site
Rezoning Area
400-Foot Radius
Photograph Location

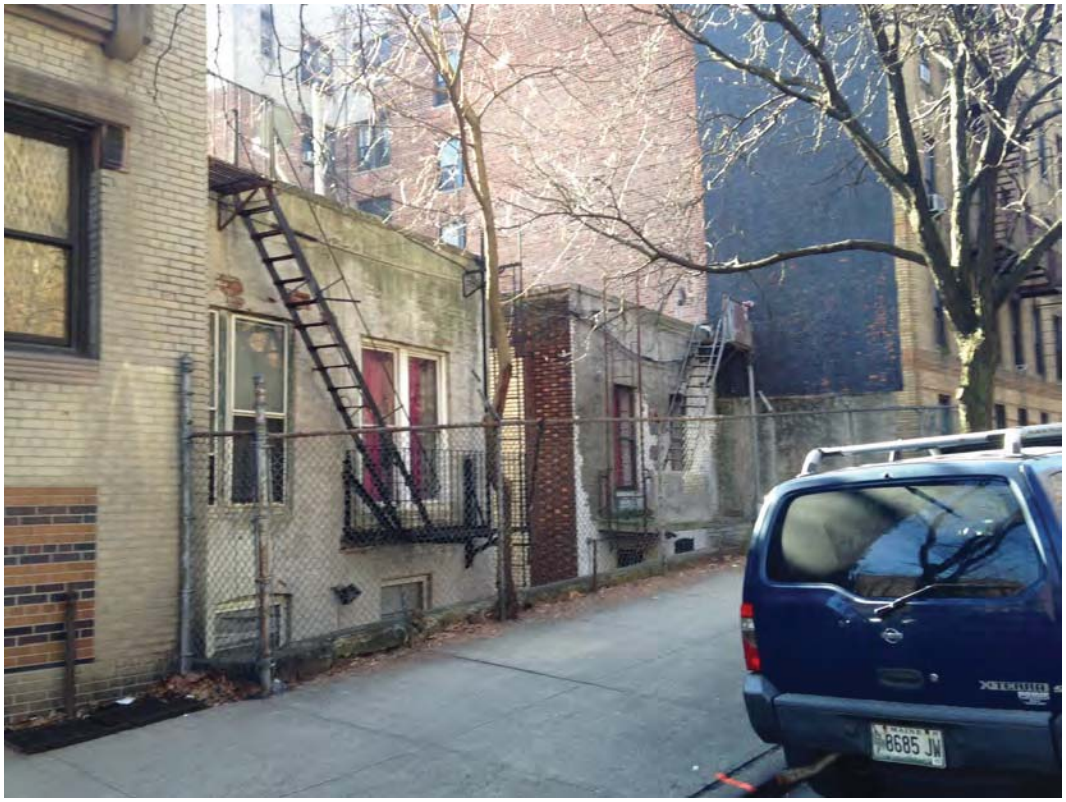
Sources:
1. New York (City). Dept. of City Planning 2015. Manhattan MapPLUTO (Edition 15v1). New York City: NYC Department of City Planning.
2. New York (City). Dept. of City Planning 2013. LION (Edition 13C). New York City: NYC Department of City Planning.

Photograph 1

View of the project site from Seaman Avenue

Photograph 2

View of the rear of the project site from Payson Avenue



112-114 Seaman Avenue
New York, New York

Views of Project Site and Study Area

Figure
5a

Photograph 3

View of the proposed rezoning area from the intersection of Seaman and Payson Avenues

Photograph 4

View of the northwestern portion of the proposed rezoning area from Payson Avenue

Photograph 5

View of the southwestern portion of the proposed rezoning area from Payson Avenue

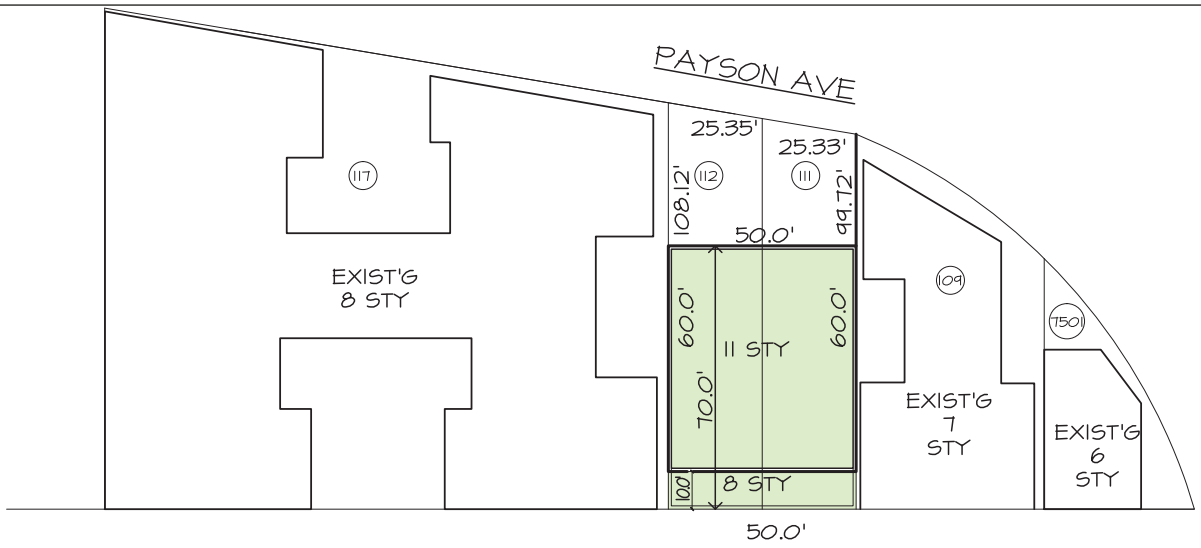
Photograph 6

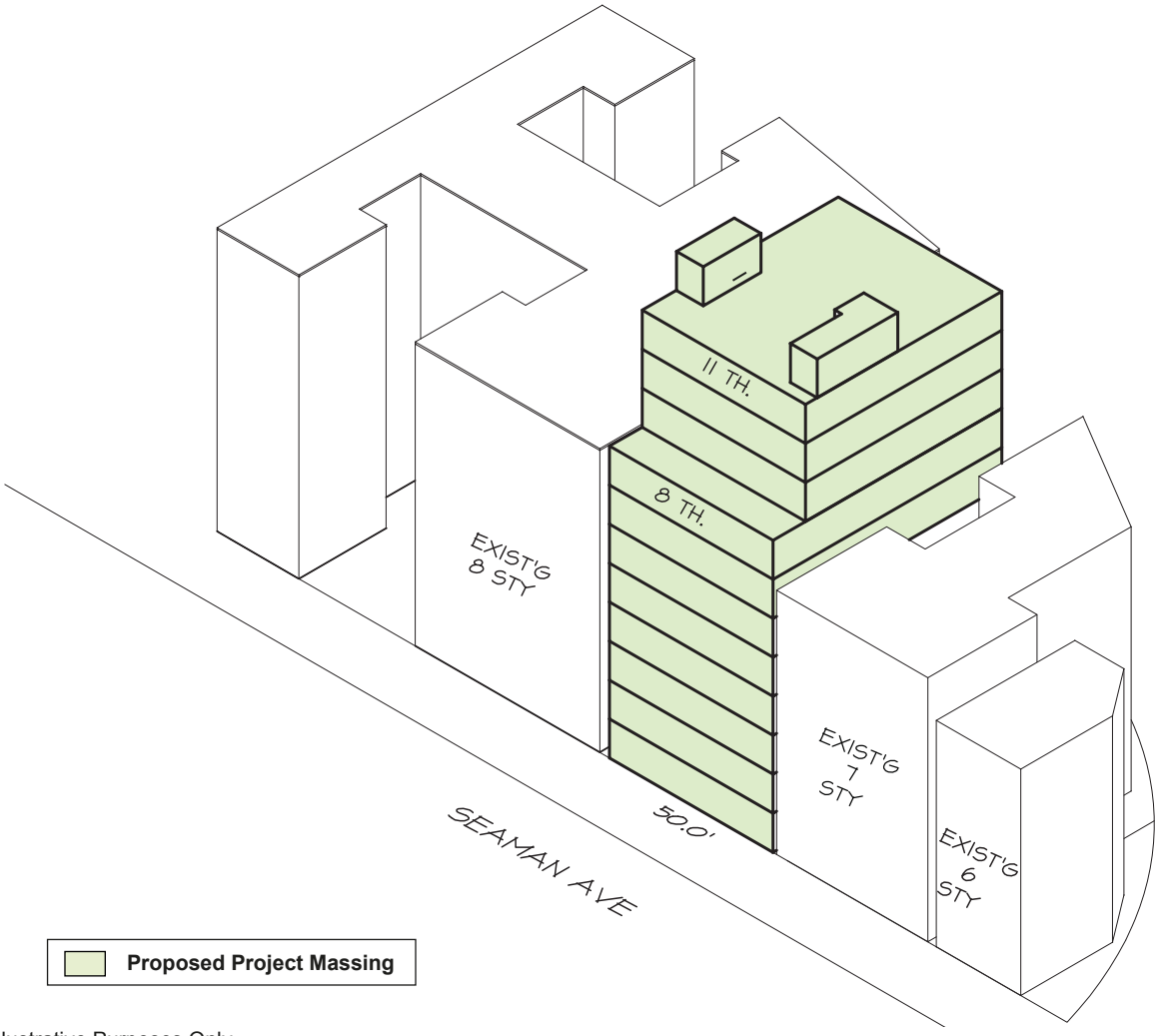
View of the proposed rezoning area from Seaman Avenue

112-114 Seaman Avenue
New York, New York

Views of Project Site and Study Area

Figure
5c





Note: For Illustrative Purposes Only

112-114 Seaman Avenue
New York, New York

Proposed Project Site Plan and Massing Diagram

Figure **6**

Note: For Illustrative Purposes Only

112-114 Seaman Avenue
New York, New York

Proposed Project - Illustrative Renderings

Figure 7

9. *Analysis Year* CEQR Technical Manual Chapter 2		
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2019		
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18		
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO		IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:		
10. *Predominant Land Use in the Vicinity of the Project* (check all that apply) ☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:		

Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See attachment		
(e) Is the project a large, publicly sponsored project?	☐	☒
o If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
o If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of 200 or more residential units?	☐	☒
o Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
o Directly displace more than 500 residents?	☐	☒
o Directly displace more than 100 employees?	☐	☒
o Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
o **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
o **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
o **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
o **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
o If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☐
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☒	☐
o If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☒
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☐

	YES	NO
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(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. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
o If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(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 on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☒
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒

	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or 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. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 1,666		
o 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?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 5,131,350 MBtu		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
o 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?	☐	☐
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) See attached	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		

	YES	NO
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	☐	☒
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
o The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☐
o Closure of a community facility or disruption in its services?	☐	☒
o Activities within 400 feet of a historic or cultural resource?	☒	☐
o Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒

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

Construction activities related to the proposed project would last approximately 18 months, are anticipated to be standard in nature, and any effects from construction of the project would be considered short-term. While some temporary parking lane closures may be required, they would be short-term and all travel lanes would remain open during construction. In the event that closure of any portion of sidewalk elements is needed, it would be fully addressed by a permit and a Pedestrian Access Plan as required by the New York City Department of Transportation's Office of Construction Mitigation and Coordination prior to the closure so that impacts would not occur. A small portion of a lot containing one historic resource (Dyckman House) is located within 400 feet of the project area (along the southern perimeter); however, most of the site is located oustide of this radius and would not be affected by construction activities associated with the project. Because of these provisions and because the period of construction is considered short-term, a preliminary construction assessment is not needed.

20. *APPLICANT'S CERTIFICATION*

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

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

APPLICANT/REPRESENTATIVE NAME	DATE
Noah Bernstein, AICP	06/02/2017

SIGNATURE 

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

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

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

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

IMPACT CATEGORY	Potentially 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	☐	☒

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

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

☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review	New York City Department of City Planning
NAME	DATE
Olga Abinader	June 2, 2017

SIGNATURE

1.0
Project Description

1.1 Introduction

The applicant, Saab Associates LP, is seeking a zoning map amendment affecting the eastern portion of Manhattan Block 2248, an irregularly shaped portion of the block that has approximately 290 feet of frontage along Seaman Avenue and 343 feet of frontage along Payson Avenue, and includes Lots 117, 112, 111, 109 and 7501, also referred to as the "project area" or "rezoning area" which would be rezoned from R7-2 to R8A in order to enable a proposed residential development at 112-114 Seaman Avenue (referred to as the "project site"). Additionally, the applicant is seeking an amendment to Appendix F of the Zoning Resolution which would include the project area as a Mandatory Inclusionary Housing (MIH) Designated Area. The applicant proposes mapping both MIH Option 1 (25 percent) and Option 2 (30 percent) within the Proposed Rezoning Area to provide maximum flexibility for non-applicant controlled sites. Collectively, these actions are referred to as the "proposed action." The project area is located in the Inwood neighborhood of Manhattan in Community District 12.

1.2 Project Site

The project site is located at 112-114 Seaman Avenue (Block 2248, Lots 111 and 112) which is located at the north side of the three-legged intersection of Seaman Avenue and West 204th Street, which is just west of where Payson Avenue merges into Seaman Avenue at the eastern end of the project block. The applicant is the owner of Lots 111 and 112. The site has approximately 50 feet of frontage, and has a total area of approximately 5,200 square feet. Lot 111 contains a vacant 2.5-story, 3,700 gross square foot (gsf) semi-detached residential building with four residential units and a day care center, and Lot 112 contains a vacant two-story, 2,690 gsf semi-detached residential building with two residential units. Both lots are through lots with open spaces that extend from the rear of the buildings at Payson Avenue. Due to the topography of the block, these "yards" are below street level on the Payson Avenue side. Both buildings are also set back from the Seaman Avenue street line. Lot 111 has an existing built floor area ratio (FAR) of 1.45 and Lot 112 has an FAR of 1.01. Both buildings on the project site can only be accessed from Seaman Avenue. There is a chain-link fence along the property on the Payson Avenue side.

The applicant has stated that leases for the tenants in these buildings expired in August 2015 and both buildings are now vacant. The day care facility (Caterpillar to Butterfly Day Care) signed a lease in another building across the street from the project site (103 Seaman Avenue) and relocated

in August 2015. Residential tenants were planning to relocate within the neighborhood or adjoining neighborhoods under the assistance of the applicant. The residential units are market-rate and are neither rent-controlled nor rent-stabilized.

1.3 Project Area

The proposed rezoning encompasses the eastern portion of Manhattan Block 2248, an irregularly shaped portion of the block that has approximately 290 feet of frontage along Seaman Avenue and 343 feet of frontage along Payson Avenue which curves at the eastern end of the block until it merges with Seaman Avenue at the eastern end of Payson.

The project area is zoned as an R7-2 medium-density residential district. There are five tax lots in the proposed rezoning area (Lots 7501, 109, 111, 112 and 117) consisting of residential buildings. One building (Lot 111) also has an approximately 1,600 gsf community facility use (Caterpillar to Butterfly Day Care). The following provides details regarding the size and use of each individual lot:

- *Lot 7501 (175 Payson Avenue)* contains a six-story, 7,195 gross square foot (gsf) residential building with 12 dwelling units
- *Lot 109 (116 Seaman Avenue)* contains a seven-story, 24,239 gsf residential building with 32 residential units.
- *Lot 111 (114 Seaman Avenue)* contains a 2.5-story, 3,700 gsf building with approximately 2,100 gsf of residential space (four dwelling units) and 1,600 gsf of community facility (day care) space.
- *Lot 112 (112 Seaman Avenue)* contains a two-story, 2,690 gsf residential building with two dwelling units.
- *Lot 117 (100 Seaman Avenue)* contains an eight-story, 107,012 gsf residential building with 84 residential units.

The area surrounding this block is primarily characterized by multi-family residential (elevator and walk-up), mixed-use residential/commercial, and open space and recreation uses, and is zoned R7-2 or Parkland. Inwood Hill Park is located directly north of the project area.

1.4 Proposed Action

The applicant is seeking a zoning map amendment affecting the eastern portion of the block bounded by Payson Avenue, Seaman Avenue, and Beak Street (Manhattan Block 2248, Lots 109, 111, 112, 117, and 7501) which would be rezoned from R7-2 to R8A in order to facilitate a proposed residential development at 112-114 Seaman Avenue (Lots 111 and 112). To facilitate the rezoning, the applicant is also seeking a zoning text amendment to amend Appendix F: Inclusionary Housing Designated Areas of the Zoning Resolution to include the proposed rezoning area as a MIH Designated Area (Option 1 and Option 2) (see Appendix A). The applicant proposes

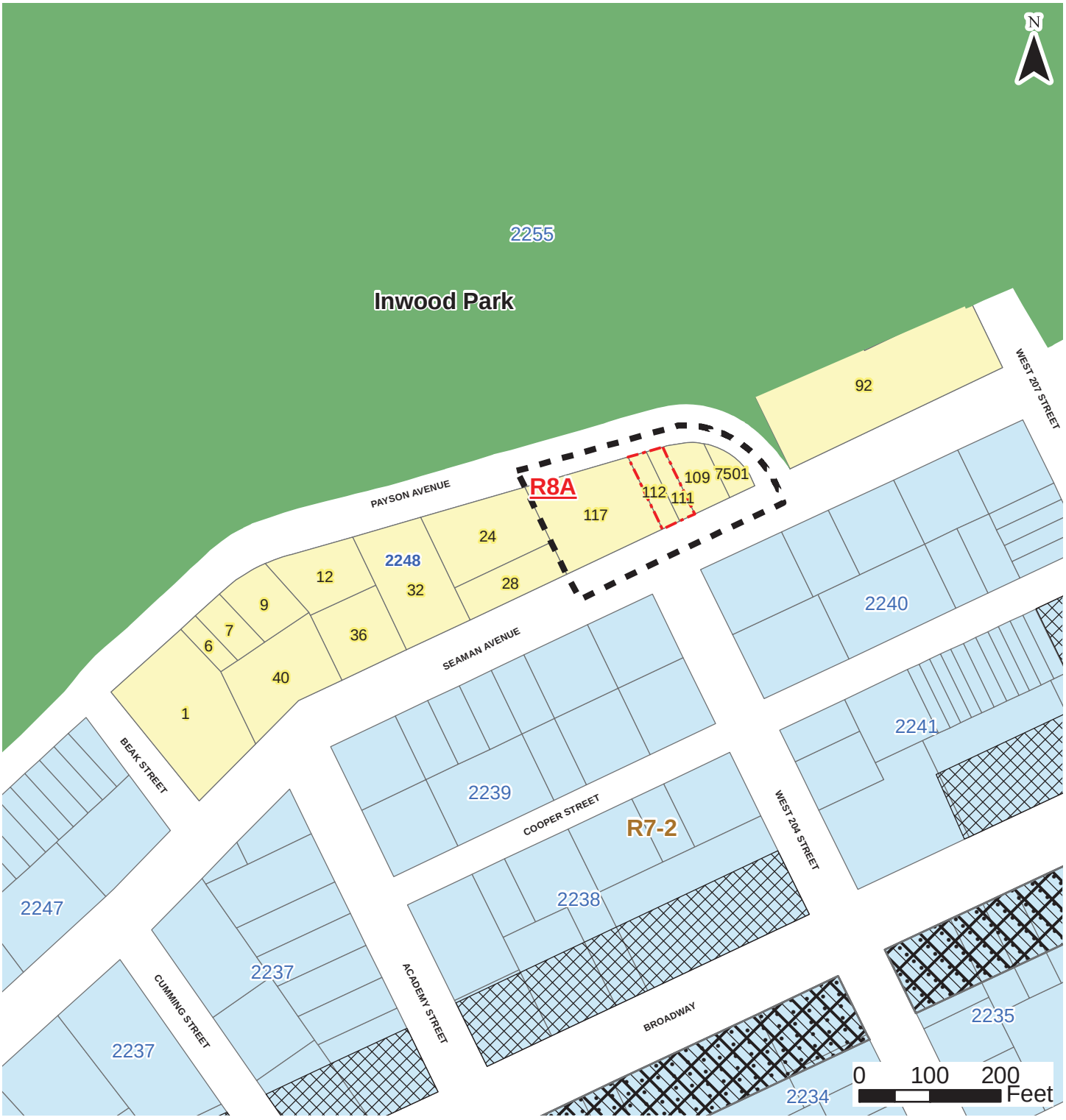
mapping both the 25 and 30 percent options within the proposed rezoning area to provide maximum flexibility for the rezoning area. The proposed development would either provide 10 units of affordable housing for household with incomes on average at 60 percent AMI with 4 of those units reserved for households with incomes on average at 40 percent AMI (25 percent and 10 percent respectively, Option 1) or 12 units of affordable housing for households below 80 percent AMI (30 percent, Option 2) pursuant to the MIH program. The Applicant intends to seek additional input from Manhattan Community Board 12 and the local City Council Member Ydanis Rodriguez to determine the level of affordability for the proposed development site. The proposed rezoning area is depicted in Figure 1-1.

1.5 Proposed Project

The proposed action would allow for the construction of an 11-story, 40,500 gsf residential building (including cellar and mechanical space) with a zoning floor area of 37,000 square feet (7.2 FAR) with 40 dwelling units, a rooftop space and other residential amenities on Lots 111 and 112 of Manhattan Block 2248 (the "proposed project"). Under the proposed zoning the maximum permissible FAR is 7.2 with the Mandatory Inclusionary Housing program (Option 1 and Option 2). The proposed project would include either 10 units of affordable housing for household with incomes on average at 60 percent AMI with 4 of those units reserved for households with incomes on average at 40 percent AMI (25 percent and 10 percent respectively, Option 1) or 12 units of affordable housing for households below 80 percent AMI (30 percent, Option 2). The existing buildings on the site, which are vacant, would be demolished. The proposed building would be 11 stories above the Seaman Avenue grade (the grade at Payson Avenue is higher) with a base height of 82 feet 8 inches reaching a maximum height of 113 feet 8 inches (exclusive of bulkhead) after a 10-foot setback. The building would be built to the street line and would have an open space in the rear that would be approximately 50 feet wide by 30 to 38 feet long. The lobby and primary access to the building would be on Seaman Avenue; however, rear access from Payson Avenue would also be provided via a set of stairs from the rear open space.

1.6 Project Purpose and Need

The proposed action would facilitate the construction of a 40-dwelling unit apartment house which would include affordable housing (Option 1 and Option 2) pursuant to the MIH Program. The proposed project would include either 10 units of affordable housing for household with incomes on average at 60 percent AMI with 4 of those units reserved for households with incomes on average at 40 percent AMI (25 percent and 10 percent respectively, Option 1) or 12 units of affordable housing for households below 80 percent AMI (30 percent, Option 2). The project site is currently substantially underbuilt with respect to the current zoning with one two-story and one two-and-a-half story building. These existing buildings are set back from Seaman Avenue and break up the street wall continuity generally present along Seaman Avenue and in much of the surrounding neighborhood which is made up of mostly elevator and multi-family walk-up apartment houses built to the street line. Both of the existing buildings on the project site have concrete pads in front between the building and the lot line. To the immediate west of the project



112-114 Seaman Avenue
New York, New York

Proposed Rezoning Area

Figure 1-1

- Development Site
- Area of Rezoning
- Open Space and Recreation
- 2248 Tax Block
- 111 Tax Parcel

Zoning Commercial Overlay

- C1-4
- C2-4
- R7-2 Existing Zoning District
- R8A Proposed Zoning District

Sources:
1. New York (City). Dept. of City Planning 2013. Manhattan MapPLUTO (Edition 14v1). New York City: NYC Department of City Planning
2. New York (City). Dept. of City Planning 2013. LION (Edition 13C). New York City: NYC Department of City Planning
3. New York (City). Dept. of City Planning, Technical Review Division 2013. New York City Zoning Data (Edition 13v1). New York City: NYC Department of City Planning
4. New York (City). Dept. of Parks and Recreation 2013. Parks Properties. New York City: NYC Department of Parks and Recreation.

site is an eight-story elevator apartment house and to the immediate east is a seven-story elevator apartment building.

Under the current R7-2 zoning regulation, development could proceed under either the 1961 height factor regulations or the optional Quality Housing regulations. The height factor regulations permit varying FARs depending on the height factor and lot coverage. The maximum achievable FAR under the height factor regulations of 3.44 would be available only in a building covering about 25 percent of the lot which, in the applicants opinion, on a lot of only 5,196 square feet (which would produce a building footprint of approximatley 1,300 square feet), would not be practical.

Under the optional Quality Housing regulations subject to recently adopted ZQA text amendment, a maximum FAR of 4.0 would be achieved in a building generally limited to 85 feet in height before a setback with an additional floor setback 10 feet from Seaman Avenue. Such a building would yield approximately 21 units of housing with no affordable housing component. At the street line, the new building would be lower than either of its adjoining neighbors.

In the applicant's opinion, the proposed action would permit a building that is better integrated with the fabric of the neighborhood, maximizes the number of housing units that can be practically built and includes a significant component of affordable housing pursuant to the proposed Mandatory Inclusionary Housing program. The proposed rezoning would enable a building to rise at least eight stories at the street line, roughly matching the height of the adjoining building at 100 Seaman Avenue. An additional three floors would be included after a setback at the height of 82 feet 8 inches and would largely be obscured from the street. The proposed building would have 40 dwelling units, and, in the applicant's opinion, would contribute to meeting the city's need for affordable housing and housing generally. The additional 19 units permitted by the proposed action would constitute 90 percent more housing units on the site than would be achieved under the existing zoning. Additionally, the proposed R8A zoning would bring existing legal non-complying conditions in buildings on Lots 109 and 117 into compliance with zoning. The buildings are currently overbuilt relative to the current allowable residential FAR of 4.0 under R7-2 zoning: Lot 109 has an FAR of 5.14, Lot 117 has an FAR of 5.91. The allowable residential FAR of 7.2 FAR under the proposed R8A zoning would bring these lots into compliance.

1.7 Analysis Assumptions

1.7.1 Build Year

Assuming a total construction duration of up to 18 months following the approval process, the projected Build year for the proposed project is 2019.

1.7.2 Reasonable Worst-Case Development Scenario

A reasonable worst-case development scenario (RWCDS) for both "future No-Action" and "future With-Action" conditions are considered for a 2019 build year. The future With-Action

RWCDS identifies the amount and type of development that is expected to occur by 2019 as a result of the proposed action. The future No-Action RWCDS identifies similar development projections for 2019 absent the proposed action. The incremental difference between the With-Action and No-Action RWCDS serves as the basis for the impact analyses.

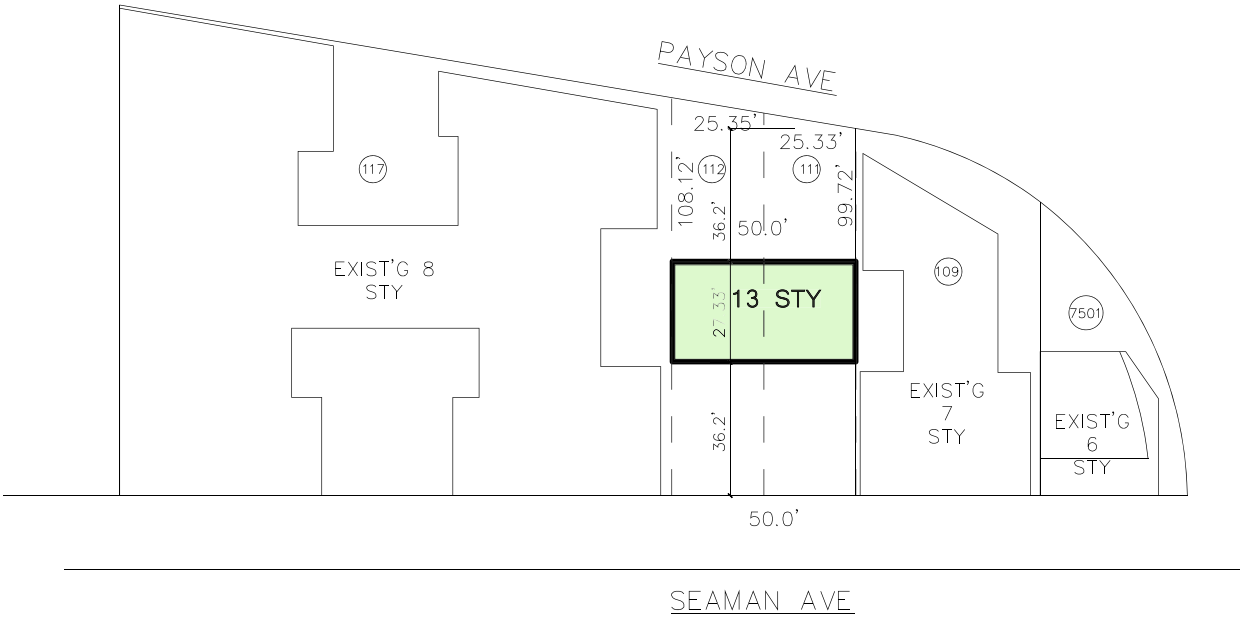
As determined in the RWCDS Memorandum, the remaining lots in the Rezoning Area (Block 2248, Lots 7501, 109 and 117) are not expected to be redeveloped as a result of the proposed rezoning. Lots 109 and 117 are already have built FARs of more than half of the maximum allowable FAR of the proposed rezoning and a condominium was recently constructed on Lot 7501 (built in 2008). Lots 109 and 117 could not be enlarged under the proposed rezoning due to the physical constraints of their building – Lot 117 (116 Seaman) is a non-fire proof building and is therefore limited to 7 stories (per New York City Building Code) which is its current height; Lot 109 (111 Seaman) is already at the maximum base height allowed under the proposed rezoning (85 feet) and enlarging the building with a setback would not be feasible due to shape of the building which has a series of courtyards that gives it an irregular shape. Lot 7501 (175 Payson) is occupied by a 6-story, 12-unit residential condominium building, that could technically expand by another two stories before a setback is required. However, any enlargement would require the approval of the existing residents and owners of the condominium units who would likely be subject to a lengthy disruption by any vertical enlargement of the building. Additionally, the extra floor area that could be added on each additional floor after the required setback would likely be too small to fit more than one unit per floor making an expansion unlikely

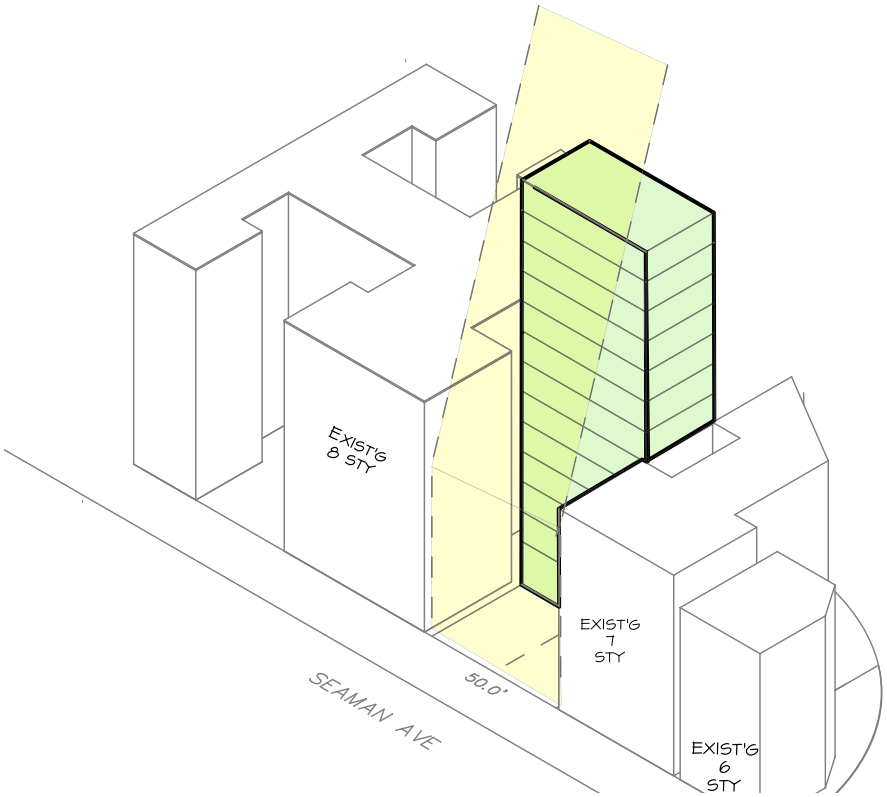
Therefore, the project site is the only development that will be analyzed for environmental impacts as a result of the proposed rezoning.

1.7.3 No-Action Condition

Absent the proposed action, the project area would remain an R7-2 residential district and the applicant's intention is to develop the site "as-of-right" within the current zoning regulations[1], and the existing buildings would be demolished. Under Height Factor regulations this would result in the development of an approximately 18,700 gsf residential building with a zoning floor area of 17,765 square feet (3.42 FAR) with 26 dwelling units, none of which would be affordable (the "No-Action condition"). [2] Parking requirements would be waived per ZR Section 25-261 (Waiver of Requirements for Small Number of Spaces for Developments or Enlargements) which allows for parking requirements to be waived in R7-2 districts if fewer than 15 spaces are required. The building would be 13 stories above grade (along Seaman Avenue) with a maximum height of 141 feet. The building would be setback from both Seaman Avenue and Payson Avenue by approximately 36 feet and from. In the No-Action Condition, the lobby and primary access to the building would be on Seaman Avenue with rear access to Payson Avenue provided via a set of stairs from the rear yard. No affordable units are likely to be included in a building constructed pursuant to the No-Action condition. See Figure 1-2, which illustrates the

[1] Plans have not yet been submitted to the Department of Buildings.
[2] Gross square footage based on standard assumption of zoning floor area representing 95 percent of total gross floor area.





112-114 Seaman Avenue
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No-Action RWCDS Site Plan and Massing Diagram

Figure **1-2**

building's anticipated site plan under the No-Action Condition.

1.7.4 With-Action Condition

The proposed project represents the maximum allowable FAR under the proposed rezoning but does not reflect the full permitted envelope of buildout of the development site under the current zoning regulations. Therefore, a With-Action RWCDS that maximizes the allowable building envelope was used for the environmental analysis. This With-Action RWCDS consists of a building up to 14 stories above the Seaman Avenue grade (the grade at Payson Avenue is higher) with a base height of 105 feet, and a maximum height of up to 145 feet after a setback of 10 feet. Similar to the applicant's intended project, the With-Action RWCDS would contain 40,500 gsf of residential space (including cellar and mechanical space) with a floor area of 37,000 square feet (7.2 FAR) containing 40 dwelling units, a rooftop space and other residential amenities. Parking requirements would be waived per ZR Section 25-242 and no parking spaces would be provided. The proposed building does not extend to the maximum height of 145 feet under zoning because the building design enabled the maximum allowable floor area to be achieved at the height of 113 feet 8 inches. It is not anticipated that the applicant would pursue construction of a taller building. With the site's inclusion in a MIH Designated Area, approximately 25-30 percent of the floor area (or approximately 10-12 units) are expected to be affordable housing units. Option 1 of the MIH program would reserve 25 percent of floor area for those making on average 60 percent of the Area Median Income (AMI) with 10 percent of the floor area reserved for those making on average 40 percent of the AMI and Option 2 would reserve 30 percent of floor area for those making on average 80 percent of AMI. While it is not certain which MIH Option the applicant intends to pursue, for environmental review purposes the higher percentage of affordable housing may have greater potential for impacts. Consequently, for conservative analysis purposes, the assessment assumes that 30 percent of residential floor area (approximately 12 units) would be affordable pursuant to MIH (Option 2). See Figure 1-3, which illustrate both the proposed project's building massing, elevation and anticipated site plan as well as the maximum building envelope for the With-Action RWCDS.

1.7.5 Increment

In each of the technical areas in Section 2.0 of the Supplemental Analyses, the With-Action RWCDS is compared to the No-Action RWCDS. Table 1-1 summarizes the increments for analysis.

Table 1-1: RWCDS Increment

Component	No-Action RWCDS	With-Action RWCDS	Increment
Residential Use	18,700 gsf (26 units)	40,500 gsf (40 units)	21,800 gsf (14 units)
Building Total	18,700 gsf (26 units)	40,500 gsf (40 units)	21,800 gsf (14 units)
Building Height	141 feet	145 feet	4 feet

2.0

Supplemental Analyses

2.1 Land Use, Zoning, and Public Policy

2.1.1 Introduction

According to the *CEQR Technical Manual* (2014 edition), a preliminary assessment of existing and future land use and zoning should be provided for all projects that would affect land use or would change the zoning on a site. This information is often used for conducting environmental analysis in other technical areas, and helps provide a baseline for determining whether a detailed analysis is warranted. Since the proposed action would rezone an area to a higher-density residential district, a land use and zoning assessment is required.

Since there are no public policies that apply to the project site or the proposed action, there is no potential for a significant adverse impact on public policy as a result of the proposed action.[1] Therefore, no public policy assessment was performed.

2.1.2 Methodology

This analysis of land use, zoning, and public policy follows the guidelines set forth in the *2014 CEQR Technical Manual* for a preliminary assessment (Section 320). According to the *CEQR Technical Manual*, a preliminary land use and zoning assessment includes a basic description of existing and future land uses and zoning information, and describes any changes in zoning that could cause changes in land use. It also characterizes the land use development trends in the area surrounding the project site that might be affected by the proposed action, and determines whether the proposed project is compatible with those trends or may affect them.

This preliminary assessment includes a basic description of the proposed project that would be facilitated by the proposed action in order to determine whether a more detailed assessment is be appropriate. For public policy, the *2014 CEQR Technical Manual* stipulates that a preliminary

[1] The northern portion of the study area is located within the current New York City Waterfront Revitalization Program (WRP) boundaries. However, the proposed rezoning area itself, including the project site, is not within the WRP. The portion of the study area that is within the WRP boundaries is primarily parkland (Inwood Hill Park).

assessment should identify and describe any public polices (formal plans, published reports) that pertain to the study area, and should determine whether the proposed project could alter or conflict with identified policies. If so, a detailed assessment could be conducted. Otherwise no further assessment is needed.

The following land use and zoning assessment follows this guidance and provides a description of existing conditions of the project site and surrounding area. This is followed by an assessment of the future without and with the proposed actions (No-Action and With-Action Conditions, respectively), and a determination that no further analysis is needed.

The land use study area is typically defined as the area within 400 feet of the project site (see EAS Figure 2.1-1). For this project, the area within 400 feet of the proposed rezoning area was used, an area generally bounded by Inwood Hill Park to the north, West 207th Street to the east, mid-block between Cooper Street and Broadway to the South, and Academy Street to the west. This is the area in which the proposed action would be most likely to have effects in terms of land use, zoning, or public policy.

2.1.3 Assessment

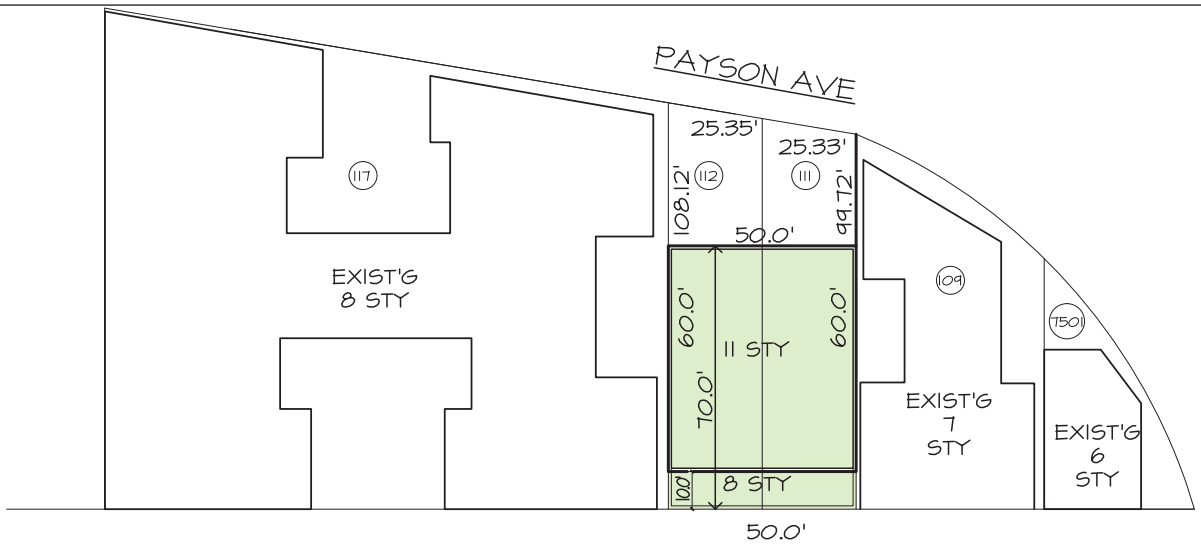
Existing Conditions

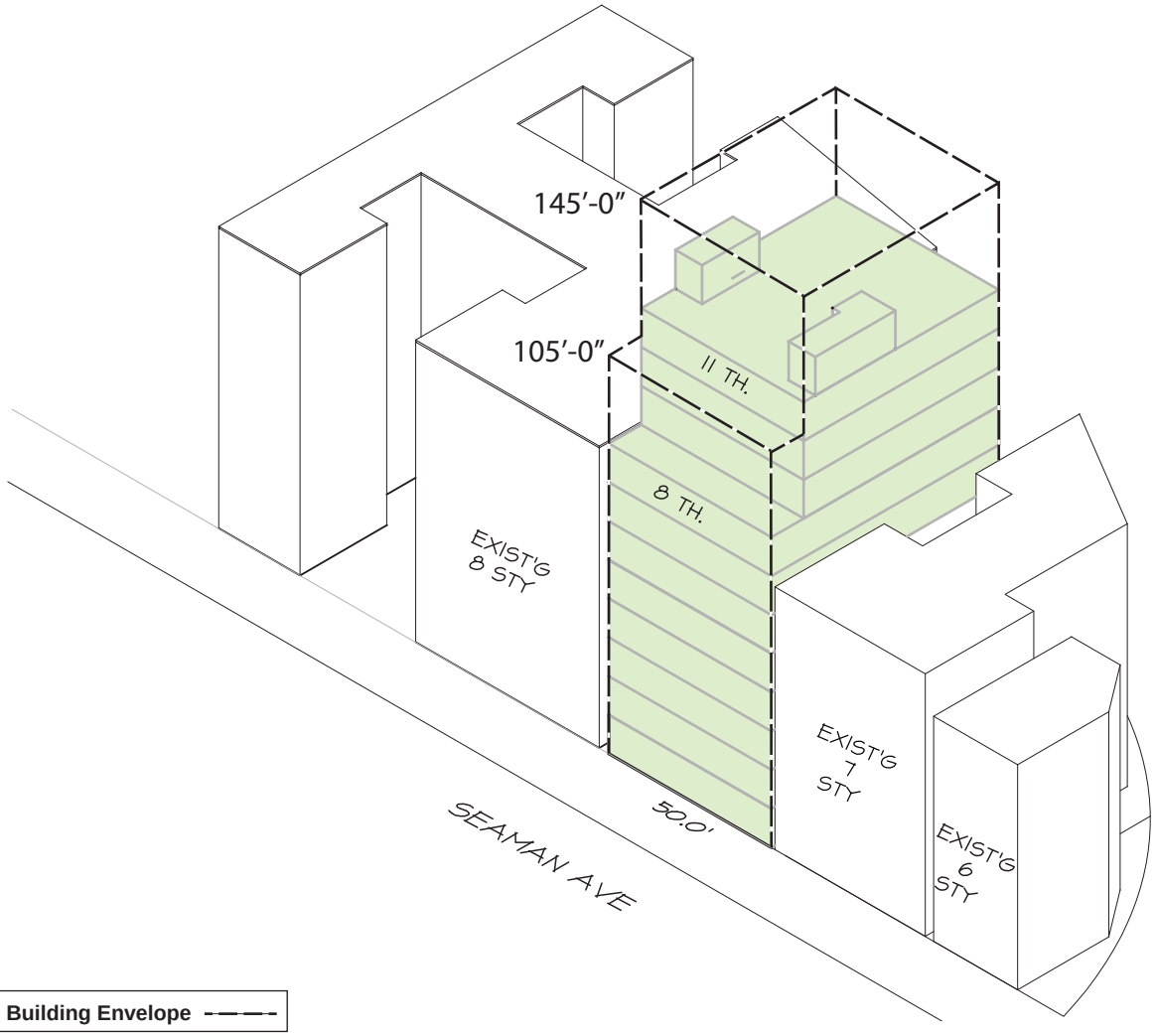
Land Use

Project Site and Proposed Rezoning Area

The project site is located at 112-114 Seaman Avenue (Manhattan Block 224, Lots 111 and 112) which is located at the north side of the three-legged intersection of Seaman Avenue and West 204th Street, which is just west of where Payson Avenue merges into Seaman Avenue at the eastern end of the project block. Lot 111 consists of a vacant 2.5-story semi-detached residential building with four residential units and formerly housed a day care center who moved to a location across the street from the project site (103 Seaman Avenue). Lot 112 contains a 2-story semi-detached vacant residential building with two residential units. Both lots are through lots with rear yards that extend to the Payson Avenue street line, with a combined total of 50 feet of frontage along Seaman Avenue.

The proposed rezoning area encompasses the eastern portion of Manhattan Block 2248. It comprises five tax lots (Manhattan Block 2248, Lots 7501, 109, 111, 112, and 117), an irregularly shaped portion of the block that has approximately 290 feet of frontage along Seaman Avenue and 343 feet of frontage along Payson Avenue which curves at the eastern end of the block until it merges with Seaman Avenue at the eastern end of Payson. This area includes five tax lots including the two lots that comprise the project site (111 and 112), the adjacent lot to the southwest (Lot 117) and two adjacent lots to the northeast (Lots 109 and 7501). As shown in



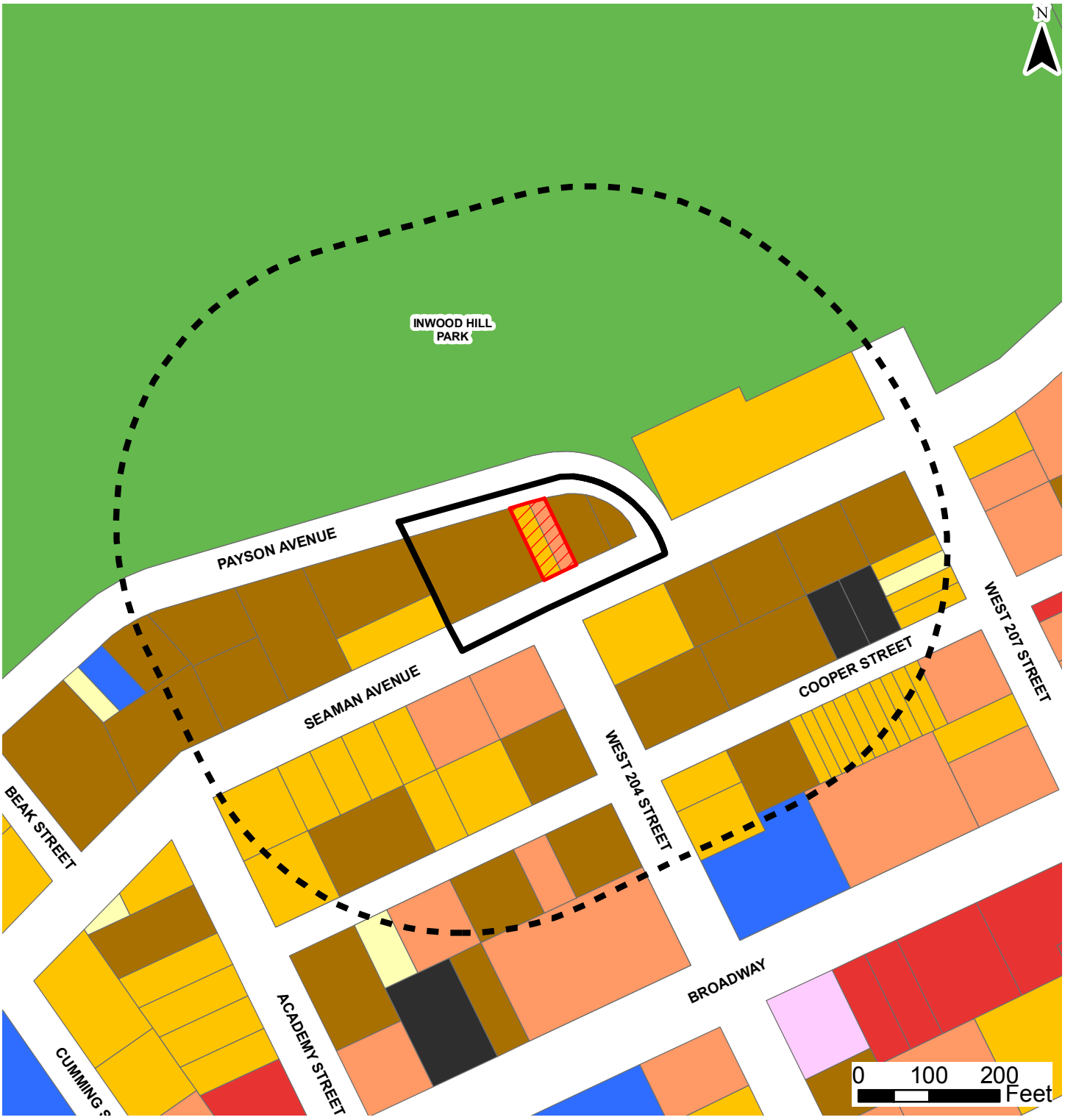


RWCDS Building Envelope

112-114 Seaman Avenue
New York, New York

Proposed Project and With-Action RWCDS Site Plan and Massing Diagram

Figure **1-3**



112-114 Seaman Avenue
New York, New York

Land Use Map

Figure 2.1-1

Project Site
Rezoning Area
400-Foot Radius

Land Use

- One & Two Family Buildings
- MultiFamily Walkup Buildings
- MultiFamily Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

Sources:
1. New York (City). Dept. of City Planning 2015. Manhattan MapPLUTO (Edition 15v1). New York City: NYC Department of City Planning.
2. New York (City). Dept. of City Planning 2013. LION (Edition 13C). New York City: NYC Department of City Planning.
3. VHB Field Survey, January 23, 2015.

EAS Figure 2, Lots 117, 109, and 7501 are all multi-family elevator buildings. These adjoining buildings contain 12 to 84 dwelling units per building.

The study area surrounding the proposed rezoning area is primarily characterized by multi-family walkup and elevator residential buildings, Inwood Hill Park to the north, and a limited amount of mixed-use residential and commercial buildings (see Figure 2.1-1). There are also two adjacent undeveloped lots in the eastern portion of the study area that are vacant because of the presence of a large rock formation on those properties. Just to the southeast of the study area along Broadway are commercial and mixed-use residential and commercial buildings (featuring professional offices or retail service uses). A museum is located just southeast of the study area (i.e., the Dyckman Farmhouse).

The study area, including the project site and the proposed rezoning area, is zoned either R7-2 or parkland (Inwood Hill Park) (see EAS Figure 4). R7-2 districts are mapped primarily in northern Manhattan and are governed by height factor regulations resulting in maximum allowable floor area ratios (FAR) of 0.87 to 3.44 and required open space ratios (OSR) of 15.5 to 25.5. Building height is governed by the sky exposure plane. The zoning district generally encourages lower apartment buildings on smaller lots and taller buildings with smaller lot coverage on larger zoning lots. The Quality Housing option, which encourages development consistent with the character of established neighborhoods (and allows higher lot coverage buildings that are set close to the lot line), allows a maximum FAR of up to 4.0 on lots fronting on wide streets outside of the Manhattan Core. Many buildings within the study area, including the buildings adjacent to the project site, are overbuilt (FARs above 4.0) because they pre-date the current zoning, and are considered to be in existing non-complying bulk condition. Minimum parking requirements for R7-2 districts is 0.5 spaces per unit but can waived on smaller lots (less than 10,000 sf) or for smaller developments (30 dwelling units or less).

No-Action Condition

Land Use and Zoning

In the future absent the proposed action (the "No-Action condition"), the development site would be redeveloped as-of-right under the current R7-2 zoning as the No-Action RWCDS. Under the Height Factor regulations, this would result in the development of an approximately 18,700 gsf residential building with a zoning floor area of 17,765 square feet (3.42 FAR) with 26 dwelling units, none of which would be affordable. The proposed building would be setback 36 feet from both Seaman and Payson Avenues and would rise to a total height of 141 feet. There are no known development projects or zoning changes anticipated within the study area in the future without the proposed action.

With-Action Condition

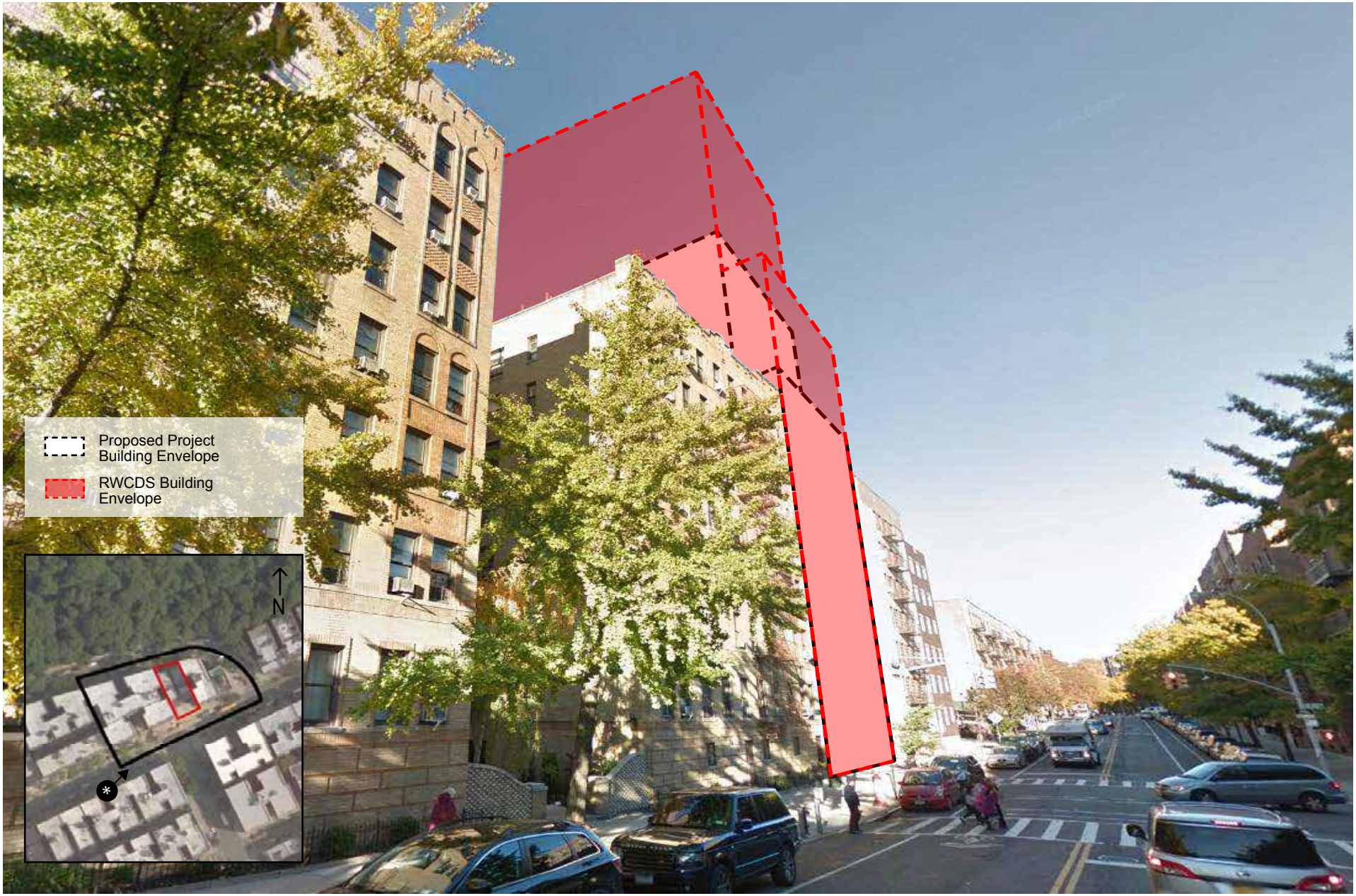
Land Use and Zoning

As mentioned in Section 1.0, "Project Description", the applicant is seeking a zoning map amendment affecting the eastern portion of the block bounded by Payson Avenue, Seaman Avenue, and Beak Street (Manhattan Block 2248, Lots 7501, 109, 111, 112, 117) which would be rezoned from R7-2 to R8A within a MIH Designated Area. The applicant is also seeking a zoning text amendment to amend Appendix F: Inclusionary Housing Designated Areas of the Zoning Resolution to include the proposed rezoning area. The proposed rezoning area is depicted in Figure 1-1. For the purposes of conservative analysis, the With-Action condition will analyze 30 percent of units (i.e. 12 units) averaging 80 percent of AMI.

The proposed action would allow for the redevelopment of the project site (Lots 111 and 112) with construction of an approximately 40,500 gsf residential building with a zoning floor area of 37,000 square feet (7.2 FAR) with 40 dwelling units, about 30 percent of which would be affordable (the "With-Action condition"). The existing buildings on the site would be demolished. The With-Action condition would be 14 stories above grade along Seaman Avenue and built to the street line with an open space area in the rear. As determined in the RWCDS memorandum, no other lots within the proposed rezoning area are expected to be redeveloped as a result of the proposed action. Therefore, existing land uses at these lots would remain in the With-Action condition, similar to the No-Action condition.

Under the With-Action condition, no new land uses would be introduced to the study area. The RWCDS would result in a new building that would be up to 14 stories tall which is taller than the buildings surrounding it (primarily 5-8 stories), but it would be set back 10 feet from the streetline at a height of 105 which would provide streetwall continuity with the adjacent buildings, albeit at a taller height. The lower base would ease transition in height between the RWCDS and the adjacent buildings (see Figure 2.1-2). Overall, the RWCDS would be generally consistent with multi-family residential land use character of the surrounding neighborhood. The incremental increase of 19 dwelling units between the No-Action and With-Action condition and the total number of proposed dwelling units are consistent with the range of unit counts in the study area (unit counts for other residential buildings in the rezoning area range from 12 to 84). Therefore, the proposed action would not adversely affect the land use character of the study area.

The proposed action would rezone the project area from an R7-2 to an R8A district. R8A districts are contextual residential zoning districts designed to encourage development of quality housing buildings with a maximum permitted FAR of 6.02 and 7.2 for Inclusionary Housing, consistent with the character of the established surrounding neighborhood. While R7-2 districts only permit a maximum FAR of 3.44 under Height Factor Regulations and 4.0 under Quality Housing Regulations, many of the buildings within the surrounding area are overbuilt with FARs above 4.0 and are existing buildings constructed to non-complying bulk conditions.



112-114 Seaman Avenue
New York, New York

With-Action Scenario Streetscape Rendering

Figure
2.1-2

On the project site, the proposed R8A zoning in the With-Action condition would allow development at heights similar to those achievable under the existing R7-2 zoning in the No-Action condition and would allow a greater amount of FAR. Considering the broader rezoning area, the proposed R8A zoning would allow for a development on the project site that is taller than the adjacent buildings and that provides an FAR (7.2) somewhat in excess of that required to bring the adjacent non-complying buildings (with FARs of 5.14 and 5.91) into compliance.

The R8A district regulations subject to MIH include requirements for a consistent street wall, maximum base building heights of 105 feet (with 10 foot setbacks above the base height), a maximum building height of 145 feet (only achievable for Inclusionary Housing and qualifying ground floors), landscaping treatments in front of any setbacks along the street line, and interior building amenities. The permissible FAR is up to 7.2 with the MIH Program. The With-Action condition would be built within the maximum allowable FAR. The MIH Text Amendment will require that new developments within MIH Designated Areas dedicate 25 percent or 30 percent of the units as permanently affordable housing, for households with incomes between 40 and 80 percent of the AMI. Specifically, under Option 1, 25 percent of residential floor area is dedicated to affordable housing units for residents with incomes averaging 60 percent of the AMI ($46,620 for a family of three) with 10 percent of the residential floor area dedicated to affordable housing units for residents with incomes averaging 40 percent of the AMI ($31,080 for a family of three), or if 30 percent of residential floor area is dedicated to affordable housing the residents' incomes of the affordable units must average 80 percent of the AMI ($62,150 for a family of three). While it is not certain which MIH requirement may apply to the proposed project, for environmental review purposes the higher the percentage of affordable housing the greater the potential effects on Community Facilities (specifically day care facilities) using current CEQR Technical Manual methodology. Consequently, for conservative analysis purposes, this assessment assumes that 30 percent of the proposed project's units (i.e. 12 units) would be affordable under the proposed MIH text amendment.

As discussed above, the proposed R8A zoning allows a maximum height comparable to that achievable under the current R7-2 zoning, which has no height limits, but allows a greater amount of FAR. The With-Action condition is expected to result in a slightly taller (up to 145 feet as compared to 141 feet) and bulkier (7.2 as compared to 3.42) development on the project site than under the No-Action condition. The proposed action would also allow for development that is taller and somewhat bulkier than existing surrounding multifamily residential buildings, many of which are overbuilt relative to the existing zoning. (As shown in Figure 2.1-3, the proposed action would bring two of the five lots in the proposed rezoning area – Lots 109 and 117, with FARs of 5.14 and 5.91, respectively – into compliance.) Because the existing zoning has no height limits and non-compliance is widespread within the study area, the proposed action would not result in significant adverse impacts to zoning.

Built FAR

- Project Site
- 400-ft Radius
- Rezoning Area
- Open Space
- 0 - 1
- 1 - 2
- 2 - 3
- 3 - 4
- 4 - 5
- 5+

112-114 Seaman Avenue
Manhattan, New York

FAR Map

Figure 2.1-3

2.1.4 Conclusion

As described above, the proposed rezoning would result in a With-Action condition that would not introduce any new land uses to the study area and, in terms of height and bulk, would not be inconsistent with development achievable under the existing zoning and existing medium- to high-density development patterns in the study area. Therefore, as a result of the proposed action, there would be no major effect on land use or zoning patterns in the study area, and no further land use or zoning analysis is required. Additionally, the proposed project would not affect any public policies. Therefore, there would be no significant adverse public policy impacts as a result of the proposed action, and no further analysis is required.

2.2 Shadows

2.2.1 Introduction

A shadow is defined in the *2014 CEQR Technical Manual* as the circumstance in which a building or other built structure blocks the sun from the land. An adverse shadow impact is considered to occur when the incremental shadow from a proposed action falls on a sunlight sensitive resource and substantially reduces or completely eliminates direct sunlight exposure, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources. Sunlight-sensitive resources include publicly accessible open space, historic architectural resources that contain features that depend on direct sunlight for their enjoyment by the public, and greenstreet spaces (landscaped pervious space within the road right-of-way). In general, shadows on city streets and sidewalks or on other buildings are not considered significant. In addition, shadows occurring within an hour and a half of sunrise or sunset generally are also not considered significant.

2.2.2 Methodology

According to the *2014 CEQR Technical Manual*, the longest shadow a structure will cast in New York City is 4.3 times its height. For actions resulting in structures less than 50 feet high, a shadows assessment is generally not necessary unless the site is adjacent to a park, historic resource, or important sunlight dependent natural feature. As shown in Figures 1-3 in Section 1.0, "Project Description," the proposed action would allow for the development of a residential building with a reasonable worst-case building envelope that reaches a maximum building height of 155 feet (145 feet plus 10-foot bulkheads). Therefore, the With-Action RWCDS is anticipated to have a maximum shadow radius of approximately 666.5 feet. There are two potential sunlight-sensitive resources within the maximum potential shadow radius of the With-Action RWCDS, including:

- Inwood Hill Park – Directly west, north, and east of the project site, north of Payson and Seaman Avenues.
- Dyckman House – Located south of the project site, along the north side of Broadway and west side of West 204th Street.

Therefore, the following provides a shadow assessment to determine whether the With-Action RWCDS would result in incremental shadows that could have significant adverse impacts.

2.2.3 Assessment

Because of the path that the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangle area south of any given project area. In New York City, this area lies between -108 and +108 degrees from true north. Therefore, sunlight-sensitive resources located in the area to the south of the project site (where no project shadows could fall) are excluded from further assessment.

In accordance with the *2014 CEQR Technical Manual*, Tier 1 and Tier 2 shadow screening assessments were first undertaken to: 1) establish a base map that illustrates the selected buildings in relation to the location of sunlight-sensitive resources; 2) determine the longest shadow study area; and 3) locate the triangular area that cannot be shaded by the With-Action RWCDS. The results of the Tier 1 and Tier 2 screening assessments are illustrated in Figures 2.2-1.

Tier 1 and Tier 2 Screening

Historic Resources

The Dyckman House, located at 4901 Broadway, a designated New York City Landmark, falls within the maximum shadow radius for the With-Action RWCDS. However, as illustrated in Figure 2.2-1, this historic resource falls within the "Area that Cannot be Shaded by the Proposed Development" within the maximum shadow radius (i.e., that area that lies between -108 and +108 degrees from true north). Therefore, the Dyckman House was excluded from further analysis and shadows from the proposed development would not adversely affect any sunlight-dependent historic resources in the study area.

Open Space

As illustrated in Figure 2.2-1, the Inwood Hill Park (under DPR jurisdiction), falls within the maximum shadow radius for the With-Action RWCDS. Inwood Hill Park is an approximately 200-acre park located in the northernmost portion of Manhattan in Community Board 12. The park features a variety of passive and active recreation amenities, including walking paths, wooded and other natural areas, various athletic facilities, playgrounds, dog runs, and barbeque areas. Within the vicinity of the development site and proposed rezoning area amenities are general passive uses consisting of walking paths and natural areas. Within the eastern portion of the maximum shadow radius are athletic facilities associated with the park, including handball and basketball courts, as well as playground areas.

The analysis presented in Figure 2.2-1 indicates that this sunlight-sensitive resource identified in the Tier 1 shadow screening assessment fall within the area of the longest shadow for the With-Action RWCDS identified in the Tier 2 shadow screening assessment. Therefore, a Tier 3 shadow screening assessment is required.

Tier 3 Screening

In accordance with the *2014 CEQR Technical Manual*, a Tier 3 screening assessment was performed because the Tier 1 and Tier 2 assessments identified one resource of concern within the With-Action RWCDS's shadow screening study area, Inwood Hill Park (see Figure 2.2-1).

As the sun travels across the sky during the day, shadows fall in a curve on the ground opposite the sun. When the sun rises, shadows fall to the west. Because the sun rises in the east and travels across the southern part of the sky throughout the day to set in the west, a project's earliest

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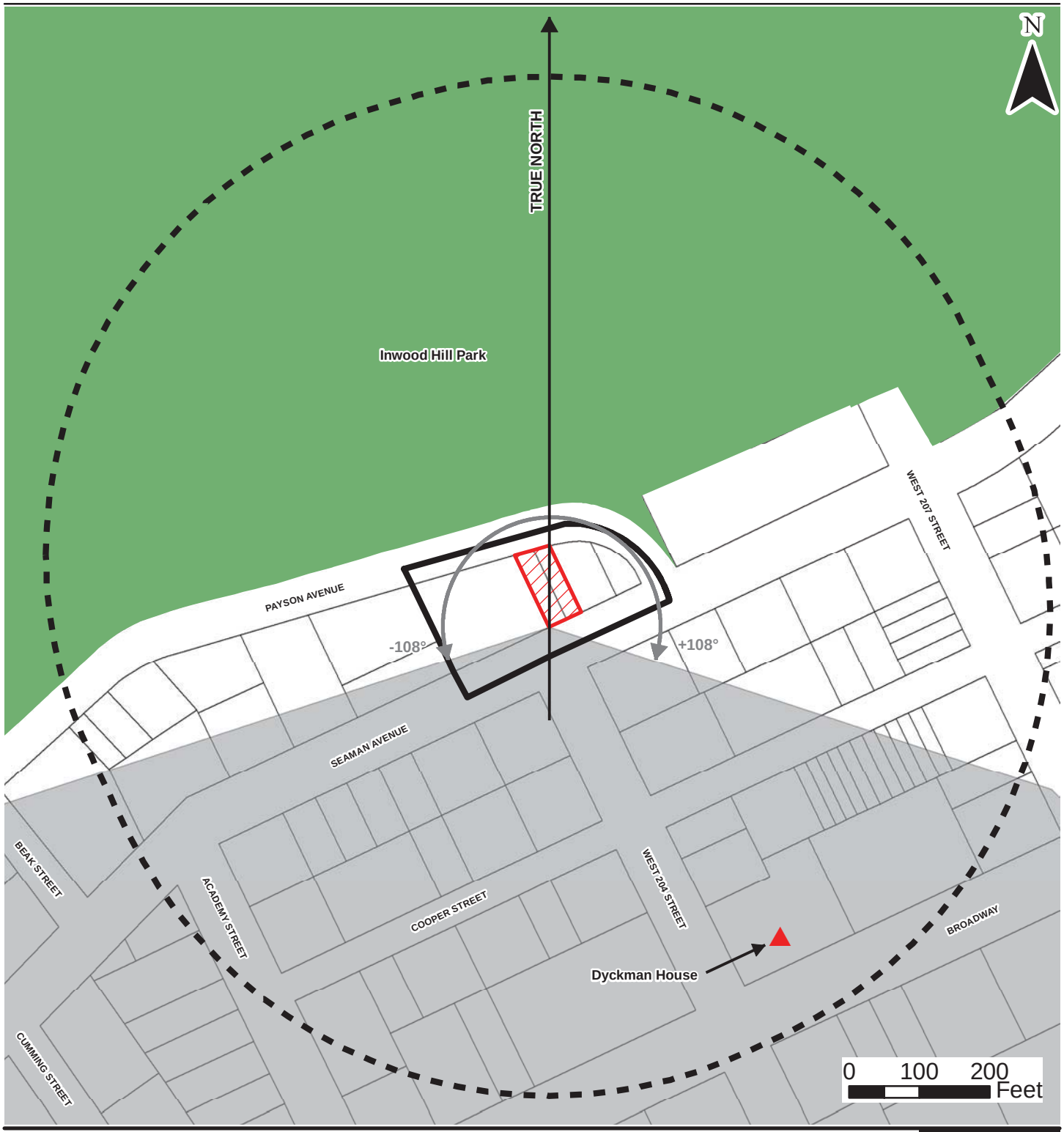

112-114 Seaman Avenue
New York, New York

Tier 1 & Tier 2
Shadows Screening Assessment

Figure
2.2-1

- Project Site
- 666.5-Foot Maximum Shadow Screening Radius*
- Proposed Rezoning Area
- Area that Cannot be Shaded by the Proposed Development
- LPC Landmark
- Park and Open Space

*Represents the Longest Shadow Study Area for the Proposed Project

Sources:
1. New York (City). Dept. of City Planning 2015. Manhattan MapPLUTO (Edition 15v1). New York City: NYC Department of City Planning.
2. New York (City). Dept. of City Planning 2015. LION (Edition 15C). New York City: NYC Department of City Planning.
3. New York (City). Dept. of Parks and Recreation 2015. Parks Properties. New York City: NYC Department of Parks and Recreation.
4. New York (City). Landmarks Preservation Commission 2013. NYC Landmarks. New York City: NYC Landmarks Preservation Commission.

shadows would be cast almost entirely westward. Throughout the day, shadows would shift clockwise, until sunset, when they would fall east. Midday shadows are always shorter than those at other times of the day because the sun is highest in the sky at that time. Further, because of the tilt of the earth's axis, the angle at which the sun's rays strike the earth varies throughout the year, so that during the summer, the sun is higher in the sky and shadows are shorter than during the winter. Winter shadows, although the longest, move the most quickly along their paths and do not affect the growing season of outdoor trees and plants.

The Tier 3 screening assessment was performed for the four representative days of the year set forth in the *2014 CEQR Technical Manual*: December 21, the winter solstice and shortest day of the year; March 21/September 21, the equinoxes; May 6/August 6, the midpoints between the summer solstice and the equinoxes; and June 21, the summer solstice and the longest day of the year. The *2014 CEQR Technical Manual* defines the temporal limits of a shadow analysis period to fall from an hour and a half after sunrise to an hour and a half before sunset. A three-dimensional computer model was developed to represent the With-Action RWCDS. In accordance with the *2014 CEQR Technical Manual*, surrounding buildings are not included in the Tier 3 shadow assessment model. The results of the Tier 3 shadow assessment for the With-Action RWCDS are illustrated in Figures 2.2-2a through 2.2-2d.

Shadows generated from the With-Action RWCDS during the May 6 / August 6 and June 21 analysis days would only fall on Inwood Hill Park for extremely short durations on minor portions of the Payson Avenue edge of the park (see Figures 2.2-2a and 2.2-2b),which is predominantly steep wooded area. Therefore, no further analysis is warranted regarding these analysis days.

During the December 21 analysis day, shadows from the With-Action RWCDS would be cast on Inwood Hill Park for the entire period (i.e., from 8:51 AM to 2:53 PM, or six hours and two minutes - see Figure 2.2-2c). Towards the end of the analysis period, and as illustrated in Figure 2.2-2c, shadows from the With-Action RWCDS would fall on athletic facilities found in the park, including handball and basketball courts. Using the computer modeling software, it was projected that shadows would begin to fall on the handball courts at approximately 2:36 PM and then begin to fall on the basketball courts at 2:52 PM and, in both cases, last through the end of the analysis period (i.e., 2:53 PM) for total durations of 20 minutes and 1 minute, respectively.

Similarly, shadows from the With-Action RWCDS would fall on Inwood Hill Park for a majority of the March 21 / September 21 analysis day, from the beginning of the analysis day at 7:36 AM until after 2:30 PM, a total duration of over seven hours (see Figure 2.2-2d).

During both the December 21 and March 21 / September 21 analysis days, shadows generated from the proposed building would primarily fall on those portions of Inwood Hill Park in the vicinity of the project site, described above as passive recreational areas, including walking paths and wooded areas along relatively steep terrain, which are areas that are not dependent on sunlight for use and enjoyment.

Those shadows associated with the December 21 analysis day that are projected to fall on the athletic facilities would be of minimal duration (i.e., 20 minutes maximum). Further, Inwood Hill Park is a relatively large New York City park, approximately 200 acres in size. It is anticipated

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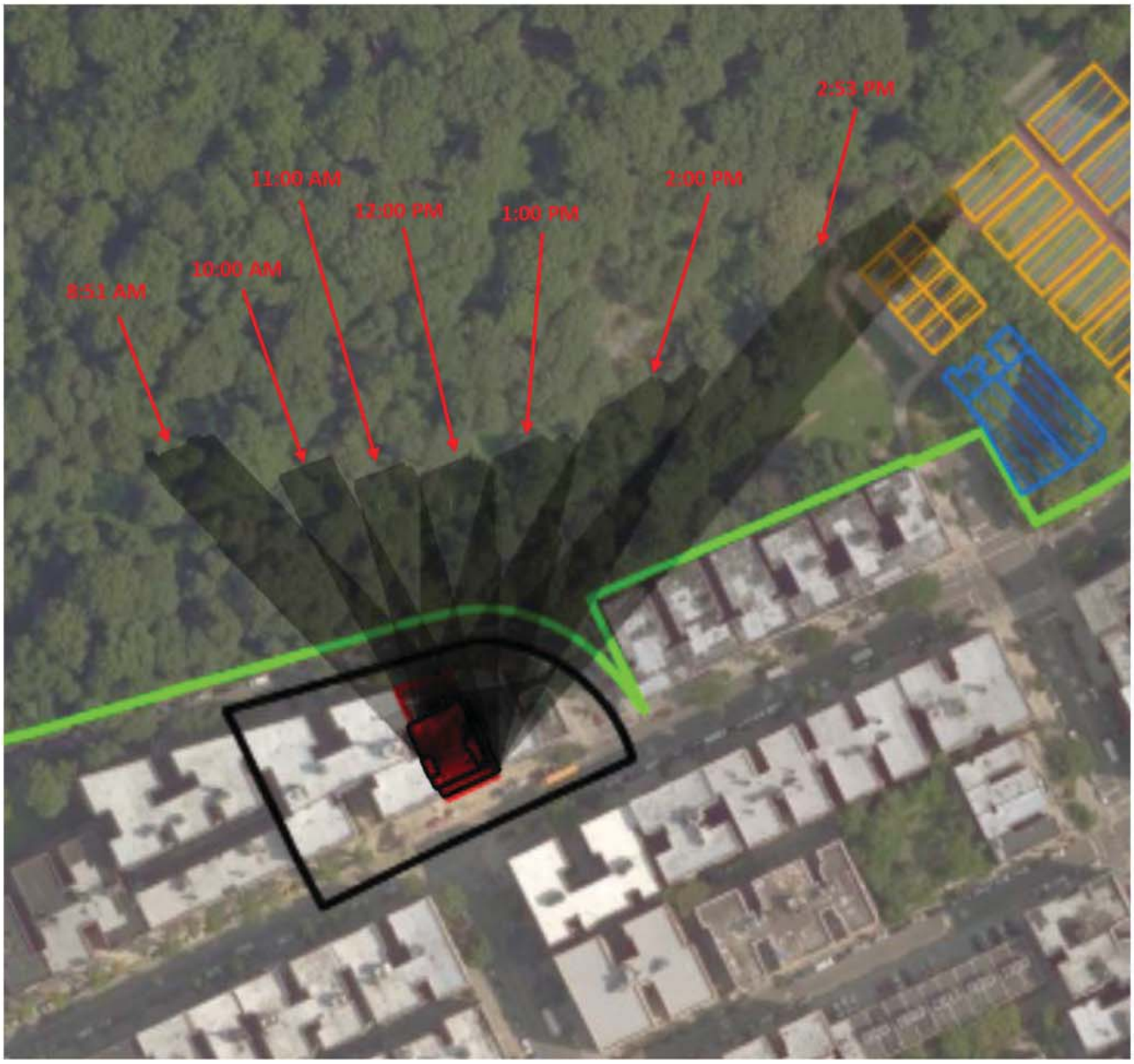

112-114 Seaman Avenue
New York, New York

Tier 3 Shadow Screening Assessment for the December 21 Analysis Day

Figure 2.2-2a

- Project Site
- RWCDS Building Footprint
- Proposed Rezoning Area
- RWCDS Building Shadow
- Park and Open Space
- Athletic Fields / Courts
- Playground Area

Sources:
1. New York (City). Dept. of City Planning 2015. Manhattan MapPLUTO (Edition 15v1). New York City: NYC Department of City Planning.
2. New York (City). Dept. of City Planning 2015. LION (Edition 15C). New York City: NYC Department of City Planning.
3. New York (City). Dept. of Parks and Recreation 2015. Parks Properties. New York City: NYC Department of Parks and Recreation.
4. New York (City). Landmarks Preservation Commission 2013. NYC Landmarks. New York City: NYC Landmarks Preservation Commission.

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112-114 Seaman Avenue
New York, New York

Tier 3 Shadow Screening Assessment for the March 21 / September 21 Analysis Day

Figure 2.2-2b

- Project Site
- RWCDS Building Footprint
- Proposed Rezoning Area
- RWCDS Building Shadow
- Park and Open Space
- Athletic Fields / Courts
- Playground Area

Sources:
1. New York (City). Dept. of City Planning 2015. Manhattan MapPLUTO (Edition 15v1). New York City: NYC Department of City Planning.
2. New York (City). Dept. of City Planning 2015. LION (Edition 15C). New York City: NYC Department of City Planning.
3. New York (City). Dept. of Parks and Recreation 2015. Parks Properties. New York City: NYC Department of Parks and Recreation.
4. New York (City). Landmarks Preservation Commission 2013. NYC Landmarks. New York City: NYC Landmarks Preservation Commission.

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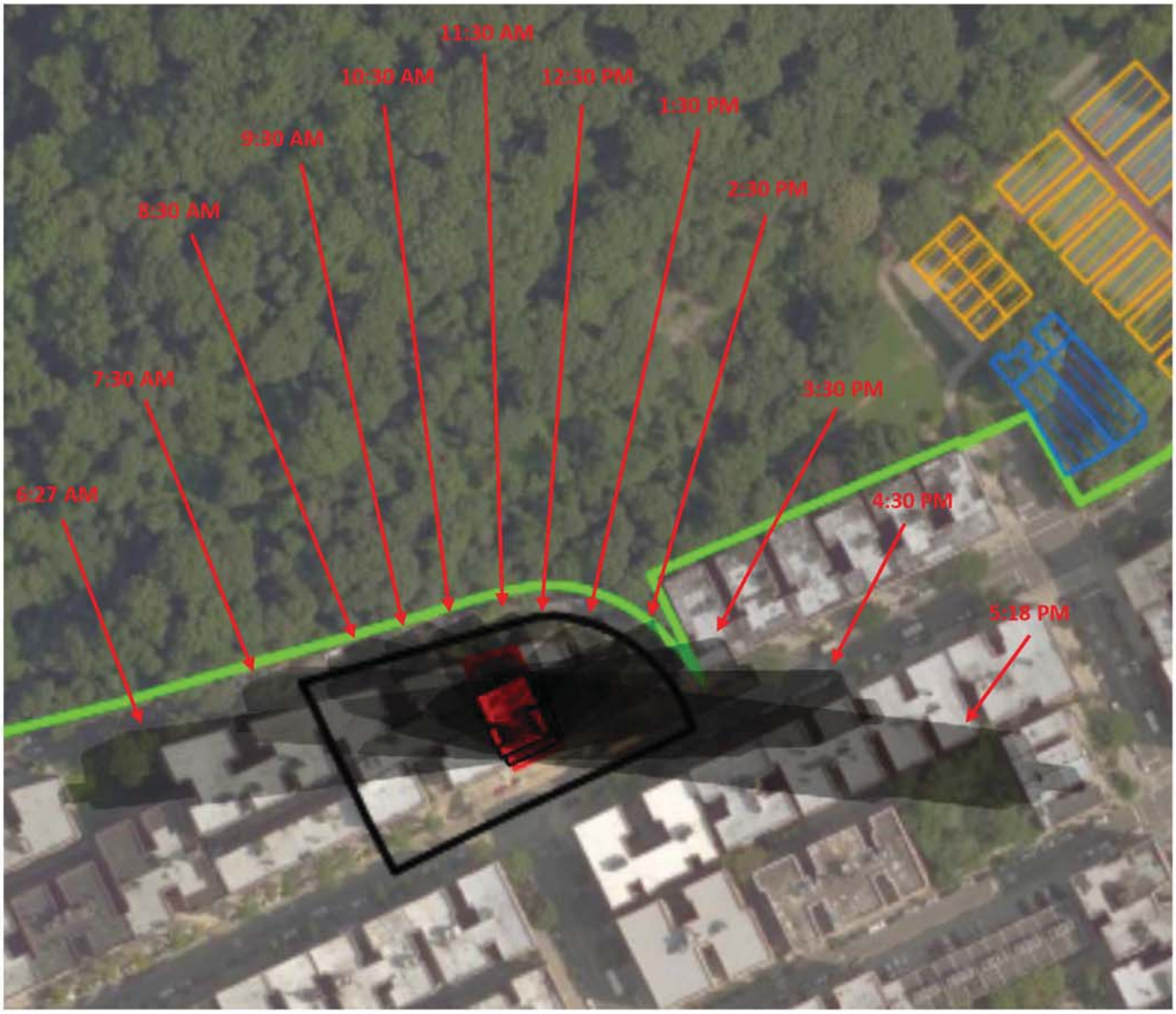

112-114 Seaman Avenue
New York, New York

Tier 3 Shadow Screening Assessment for the May 6 / August 6 Analysis Day

Figure 2.2-2c

- Project Site
- RWCDS Building Footprint
- Proposed Rezoning Area
- RWCDS Building Shadow
- Park and Open Space
- Athletic Fields / Courts
- Playground Area

Sources:
1. New York (City). Dept. of City Planning 2015. Manhattan MapPLUTO (Edition 15v1). New York City: NYC Department of City Planning.
2. New York (City). Dept. of City Planning 2015. LION (Edition 15C). New York City: NYC Department of City Planning.
3. New York (City). Dept. of Parks and Recreation 2015. Parks Properties. New York City: NYC Department of Parks and Recreation.
4. New York (City). Landmarks Preservation Commission 2013. NYC Landmarks. New York City: NYC Landmarks Preservation Commission.

Date: 5/24/2016

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112-114 Seaman Avenue
New York, New York

Tier 3 Shadow Screening Assessment for the June 21 Analysis Day

Figure 2.2-2d

- Project Site
- RWCDS Building Footprint
- Proposed Rezoning Area
- RWCDS Building Shadow
- Park and Open Space
- Athletic Fields / Courts
- Playground Area

Sources:
1. New York (City). Dept. of City Planning 2015. Manhattan MapPLUTO (Edition 15v1). New York City: NYC Department of City Planning.
2. New York (City). Dept. of City Planning 2015. LION (Edition 15C). New York City: NYC Department of City Planning.
3. New York (City). Dept. of Parks and Recreation 2015. Parks Properties. New York City: NYC Department of Parks and Recreation.
4. New York (City). Landmarks Preservation Commission 2013. NYC Landmarks. New York City: NYC Landmarks Preservation Commission.

that shadow coverage on Inwood Hill Park at the close of the December 21 analysis day (i.e., the period with the highest projected shadow coverage associated with the With-Action RWCDS) would only be approximately 1.2-acres (most of which is steep wooded area), representing less than 0.6-percent of the total park area. Some of this area would also be covered by the No-Action RWCDS shadows, so the actual increment of coverage by the With-Action RWCDS would be even less.

Finally, while shadows associated with the December 21 analysis period are anticipated to be the most extensive on the park relative to other analysis periods, they would be cast during winter months when park usage would be at its lowest and when it is not growing season for vegetation. With regard to the projected shadow coverage on the handball and basketball courts, it is unlikely that these facilities would be used extensively during this analysis period and their usability would, therefore, not be significantly compromised by the projected shadows.

2.2.4 Conclusion

The project shadows that would be cast on Inwood Hill Park by the With-Action RWCDS would only occur on the March 21 / September 21 and December 21 analysis days and are not anticipated to adversely affect the public's enjoyment of the park, its usability, or the viability of its vegetation. The projected shadows associated with these analysis days would be small in area relative to the total size of the park, would primarily fall on passive recreation areas that are not sunlight-dependent, would be of relatively short duration on identified athletic facilities, and the most extensive of which would occur during winter months when park usage is lowest. Given all these factors, the With-Action RWCDS would not result in significant adverse shadow impacts to open space resources.

2.3 Historic and Cultural Resources

2.3.1 Introduction

Historical and cultural resources are defined as districts, buildings, structures, sites and objects of historical, aesthetic, cultural, and archaeological significance. According to the 2014 *CEQR Technical Manual*, these include properties that have been designated, or are under consideration for being designated, as New York City Landmarks or Scenic Landmarks, or are eligible for such designation; properties within New York City Historic Districts; properties listed in, or determined eligible for listing in, the State and/or National Register of Historic Places; and National Historic Landmarks. This section assesses the potential for the proposed action to affect architectural and archaeological resources located on the project site and in the surrounding area.

2.3.2 Methodology

Architectural Resources

According to the *2014 CEQR Technical Manual* architectural resources should be surveyed and assessed if the proposed project would result in any of the following, whether any known historic resources are located near the site of the project:

- New construction, demolition, or significant physical alteration to any building, structure, or object;
- A change in scale, visual prominence, or visual context of any building, structure, object or landscape feature. Visual prominence is generally the way in which a building, structure, object, or landscape feature is viewed. For example, a building may be part of an open setting, such as a tower within a plaza, which is either conforming or non-conforming with the street wall in terms of its height, footprint, and/or setback. Visual context is the character of the surrounding built or natural environment. This may include the following: the architectural components of an area's buildings (e.g., height, scale, proportion, massing, fenestration, ground-floor configuration, style), streetscapes, skyline, landforms, vegetation, and openness to the sky;
- Construction, including but not limited to, excavating vibration, subsidence, dewatering, and the possibility of falling objects;
- Additions to or significant removal, grading, or replanting of significant historic landscape features;
- Screening or elimination of publicly accessible views;
- Introduction of significant new shadows or significant lengthening of the duration of existing shadows on an historic landscape or on an historic structure if the features that make the structure significant depend on sunlight. For example, stained glass windows that cannot be seen without sunlight, or buildings containing design elements that are part of a recognized

architectural style that depends on the contrast between light and dark design elements, such as deep window reveals and prominent rustication.

As the proposed project would result in the demolition of the existing buildings and the construction of a new building at 112 and 114 Seaman Avenue, a preliminary assessment of Architectural Resources was conducted, as described further below.

Archaeological Resources

According to the 2014 *CEQR Technical Manual* archaeological resources usually need to be assessed for projects that would result in in-ground disturbance of an area not previously excavated. In-ground disturbance is any disturbance to an area not previously excavated, including new excavation that is deeper and/or wider than previous excavation on the same site. As the proposed project would involve construction resulting in in-ground disturbance of an area not previously excavated, a preliminary assessment of the proposed project's effects on archaeological resources was conducted, as described further below.

2.3.3 Preliminary Assessment

Existing Conditions

Project Site

The project site is located at 112-114 Seaman Avenue (Block 2248, Lots 111 and 112) which is located at the north side of the three-legged intersection of Seaman Avenue and West 204th Street, which is just west of where Payson Avenue merges into Seaman Avenue at the eastern end of the project block. Two buildings are located on the project site, 112 Seaman Avenue and 114 Seaman Avenue both of which were constructed between the years of 1913 and 1935 according to certified sanborn maps provided by Environmental Data Resources Inc. An LPC site file search and review of State Historic Preservation Office (SHPO) records revealed that there are no individual landmark designations for the existing buildings on the project site. SHPO's Cultural Resources Information System indicates that the project site is located within an archeologically sensitive area. The two matching buildings feature prominent stoops, front porches, and second floor balconies in the vernacular style. Both buildings feature s-style tile roofs with a triangular dormer and brickwork in Flemish bond featuring brown-hued stretchers and white headers. Both buildings also feature additional brick ornamentation including diagonal bonds on portions of the front porch and capstone arches above the second-floor windows. New York City Department of Building (DOB) records indicate that the existing building operated with two apartments in the basement and one apartment on first to third floor since at least 1954 (Certificate of Occupancy No. 43901). In a letter dated 12/21/2015 the LPC gave final sign-off on their environmental review of both properties (112 Seaman Avenue [BBL: 1022480112] and 114 Seaman Avenue [BBL:1022480111]) and found that they have no Architectural or Archaeological Significance (see Appendix B). Therefore, there would be no potential for adverse significant impact to historic and cultural resources on the project site.

Study Area

For architectural resources, the study area is the area in which any resources may be affected by the proposed project. For this project, the area within 400 feet of the proposed rezoning area was used, an area generally bounded by Inwood Hill Park to the north, West 207th Street to the east, mid-block between Cooper Street and Broadway to the South, and Academy Street to the west (see Figure 2.3-1). The only historic and cultural resource within the study area is the National Historic Landmark, National / State Register of Historic Place (NR/SR) - listed, LPC - designated Dyckman House (LP-00309, 90NR00955). A portion of the lot on which the Dyckman House is located is within the southern edge of the study area at the intersection of Broadway and West 204th Street. The LPC Designation Report characterizes the Dyckman House as follows:

> *The Dyckman House is outstanding as the only remaining Dutch Colonial farmhouse in Manhattan, that it represents an excellent restoration of pre-Revolutionary Dutch Colonial Architecture, that it stands on historic ground made hallowed by those engaged in the War of Independence and that it was donated and restored by descendants of a family prominent in the development of the community and of New York City.*[1]

There is no visual connection visible from the public realm between the Dyckman House and the project site. There are no other LPC-designated or NR/SR-listed buildings or districts within the study area.

No-Action Condition

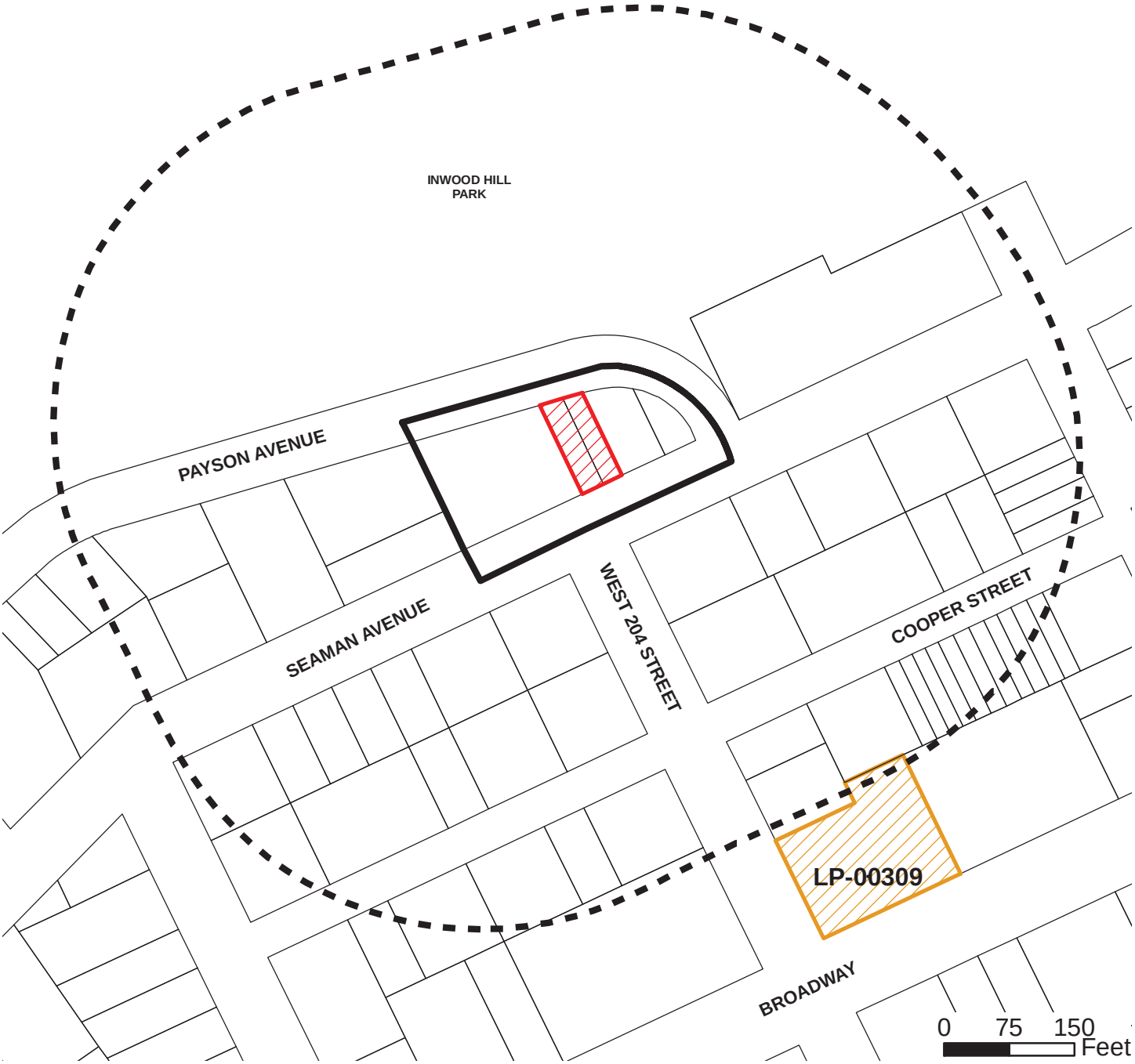
In the future without the proposed actions (the No-Action condition), the development site would be redeveloped as-of-right under the current R7-2 zoning. The existing buildings on the development site would be demolished and a new 18,700 gsf (3.42 FAR) residential building would be constructed. The building would be 13 stories above grade with a total height of 141 feet. As there is no connection between the Dyckman House and the project site there is no potential to alter the visual context of the Dyckman House. There are no known development projects or zoning changes anticipated within the study area by the project build year.

With-Action Condition

In the future with the proposed action (the With-Action condition) eastern portion of the block bounded by Payson Avenue, Seaman Avenue, and Beak Street (Manhattan Block 2248, Lots 7501, 109, 111, 112, 117) which would be rezoned from R7-2 to R8A within a Mandatory Inclusionary Housing (MIH) Designated Area which would allow for the redevelopment of the project site (Lots 111 and 112) with an approximately 40,500 gsf (7.2 FAR) residential building. The existing buildings on the site would be demolished. The With-Action condition would allow for a building with up to fourteen stories with a base height of 105-feet and a maximum height of up to 145 feet after a 10-foot setback. No other lots within the proposed rezoning area are expected to be

[1] Landmarks Preservation Commission. 1967. Dyckman House Designation Report (LP-0309). Downloaded May 20, 2016.

Date: 5/20/2016



112-114 Seaman Avenue
New York, New York

Historic and Cultural Resources Map

Figure 2.3-1

Project Site
Rezoning Area
400-Foot Radius
Dyckman House (LP-00309)

Sources:
1. New York (City). Dept. of City Planning 2015. Manhattan MapPLUTO (Edition 15v1). New York City: NYC Department of City Planning.
2. New York (City). Dept. of City Planning 2013. LION (Edition 13C). New York City: NYC Department of City Planning.

redeveloped as a result of the proposed actions. There is no visual connection between the project site and the Dyckman House and would be no connection under both the No-Action and With-Action conditions. Therefore, there is no potential to alter the visual context of the Dyckman House, and there would no significant adverse impacts to historical and cultural resources in the study area.

2.3.4 Conclusion

The proposed action involves the demolition of 112 and 114 Seaman Avenue both of which have no architectural or archaeological significance as determined by the LPC. The With-Action condition would result in the construction of a larger building on the project site than the No-Action condition, however, the proposed building would not have any direct or indirect effect on any historic or cultural resources. Therefore, the proposed action would not result in any significant adverse impacts to historic and cultural resources.

2.4 Urban Design and Visual Resources

2.4.1 Introduction

Urban design is the totality of components that may affect a pedestrian's experience of public space. To determine if a proposed action has the potential to change the pedestrian experience, an urban design assessment under CEQR guidelines focuses on the components of a proposed action that may have the potential to alter the arrangement, appearance, and functionality of the built environment from the pedestrian's perspective. In accordance with the *2014 CEQR Technical Manual*, a preliminary assessment of urban design is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning regulations.

A visual resource is the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources. Inwood Hill Park and one historic structure (Dyckman House) are located within the 400-foot study area; however, there are no unobstructed visual connections to these resources within the proposed rezoning area.

2.4.2 Methodology

In accordance with the *2014 CEQR Technical Manual* guidelines, the following preliminary urban design assessment considers a 400-foot radius study area where the proposed action would be most likely to influence the built environment. As stipulated in the *2014 CEQR Technical Manual*, since the purpose of the preliminary assessment is to determine whether any physical changes proposed by the project would significantly impact elements of urban design, the following information, if known, is included in a preliminary assessment:

- A concise narrative of the existing project area, and conditions under the future No-Action and With-Action conditions;
- An aerial photograph of the study area and ground-level photographs of the site area with immediate context;
- Zoning and floor area calculations of the existing and future With-Action conditions;
- Lot and tower coverage, and building heights; and
- A three-dimensional representation of the future With-Action and No-Action (if relevant) condition streetscape;
- If relevant, describe the proposed project as it relates to visual resources.

If the preliminary assessment determines that a change to the pedestrian experience is minimal and unlikely to disturb the vitality, walkability or the visual character of the area, then no further assessment is necessary. However, if it shows that changes to the pedestrian

environment are significant enough to require greater explanation and further study, then a detailed analysis may be appropriate.

The following preliminary urban design assessment follows these guidelines and provides a characterization of existing conditions followed by a description of urban design under future No-Action and With-Action conditions, and an analysis determining the extent to which physical changes resulting from the proposed action would alter the pedestrian experience.

The study area is typically defined as the area within 400 feet of the project site. For the proposed action, the area within 400 feet of the proposed rezoning area was used, an area generally bounded by Inwood Hill Park to the north, West 207th Street to the east, mid-block between Cooper Street and Broadway to the South, and Academy Street to the west. This is the area in which the proposed action would be most likely to have effects in terms of urban design.

2.4.3 Assessment

Existing Conditions

The proposed rezoning area comprises five tax lots (Manhattan Block 2248, Lots 7501, 109, 111, 112, and 117). The project site comprises two adjacent lots (Lots 111 and 112) with a combined total of 50 feet of frontage along Seaman Avenue. Lot 111 consists of a vacant 2.5-story semi-detached residential building and Lot 112 contains a vacant two-story semi-detached residential building. Both lots are equally set back from the street line (15.81-foot setback) along Seaman Ave and have paved front yards with staircases that lead from the street line to the front door. Both lots are through lots with rear yards that extend to Payson Avenue. The site is at-grade along Seaman Avenue but below grade along Payson Avenue. See Figures 2.4-1 and 2.4-1a for representative photographs of the existing buildings on the project site.

The other lots within the proposed rezoning area consist of through lots containing six- to eight-story multi-family residential buildings fronting along both Seaman and Payson Avenues. With the exception of the project site, these lots form a consistent Seaman Avenue street wall. See Figure 2.4-1b for representative photographs of the other lots within the proposed rezoning area.

Overall, urban design character of the study area is defined by five- to eight-story residential buildings (mostly pre-war) built to the street line with mostly continuous street walls although some buildings have entrances and/or interior courtyards that are set back from the street line. However, there are taller buildings nearby in the neighborhood that are located outside the study area, including a 15-story residential building at 210 Sherman Avenue (Sherman Avenue between West 204th and West 207th Streets) and a pair of 17-story apartment buildings at 250 Nagle Avenue (Nagle Avenue and West 204th Street).

112-114 Seaman Avenue
New York, New York

Photograph Key Map

Figure 2.4-1

Project Site
Rezoning Area
400-Foot Radius
Photograph Location

Sources:
1. New York (City). Dept. of City Planning 2015. Manhattan MapPLUTO (Edition 15v1). New York City: NYC Department of City Planning.
2. New York (City). Dept. of City Planning 2013. LION (Edition 13C). New York City: NYC Department of City Planning.

Photograph 1

View of the project site from Seaman Avenue.

Photograph 2

View of the project site from Payson Avenue.

112-114 Seaman Avenue
New York, New York

Views of Project Site and Study Area

Figure
2.4-1a

Photograph 3

View of the proposed rezoning area from the northeast (intersection of Seaman and Payson Avenues).

Photograph 4

View of southeastern portion of the proposed rezoning area (from Seaman Avenue).

The other defining character of the neighborhood is Inwood Hill Park, which comprises the entire northern half of the study area. The portion of the park within the study area is primarily north Payson Avenue and is steeply sloped up from Payson Avenue. The park has a continuous stone wall that runs along the Payson Avenue street line, and there is only one access point to the park in this area (midblock between Seaman Avenue and Beak Street) near the western edge of the study area (see Figures 2.4-1c). There is also an entrance to the park at West 207th Street at the northeastern end of the study area.

The study area street network is defined by a typical grid pattern. Seaman Avenue serves as a local north-south thoroughfare and West 204th and West 207th Streets are local east-west thoroughfares. Payson Avenue and Cooper Street are local one-way residential streets. Broadway, just south of the study area is the primary arterial and commercial spine through the neighborhood. As is typical for New York City, all streets have complete sidewalks with crosswalks at every intersection. See Figure 2.4-1d for representative photographs of urban design characteristics within the study area.

Building lot coverages within the study area range from approximately 10 to 75 percent; however, the majority of buildings have lot coverages of 30 to 60 percent.

No-Action Condition

In the No-Action RWCDS, the project site would be redeveloped as-of-right in accordance with the underlying R7-2 zoning under Height Factor regulations. This as-of-right building would rise 13-stories (141 feet) without any height setback. The building would be developed with an approximate footprint of 1,367 feet and would cover approximately 26 percent of the project site. The building would have a zoning floor area of approximately 17,765 sf at an FAR of 3.42.

The 13-story building would be setback approximately 36 feet from the street line along both Payson Avenue and Seaman Avenue, as such, two yards of approximately 36 by 50 feet would be provided on either side of the building. The height of the building along Payson Avenue would be taller than that of the adjacent seven and eight-story buildings. The No-Action condition would break the street wall continuity along both Seaman Avenue and Payson Avenue as it would be setback from the street line along both frontages.

The No-Action condition would create urban design conditions that would be at a contrast with the surrounding area, however these conditions are allowed as-of-right and are consistent with existing real estate trends outside the study area and in other areas of New York City. The existing urban design character of the development site contrasts with that of the surrounding built character, as it consists of two low-rise buildings setback from the street line, while the surrounding area features primarily midrise (five to eight stories) built close to the street line. In the No-Action condition, the other buildings within the proposed rezoning area would remain unchanged from existing conditions. As discussed in Section 2.1 "Land Use, Zoning, and Public Policy," there are no planned developments within the 400-foot study area that are expected to be completed by the 2019 analysis year. The No-Action condition would be developed as-of-

Photograph 5

View of the proposed rezoning area from Payson Avenue (from the north-west).

Photograph 6

View of Inwood Hill Park bordering the proposed rezoning area (north side of Payson Avenue).

Photograph 7

Representative view of multi-family residential buildings in the study area (facing northwest along West 204th Street).

Photograph 8

Representative view of multi-family residential buildings in the study area (facing northeast along Cooper Street).

right pursuant to height factor regulations and would break the street wall continuity and would rise to a greater height than the adjacent buildings.

With-Action Condition

Under the With-Action condition, the project site would be redeveloped with a multi-family residential building with a building envelope of up to 14 stories that would rise 105-feet set at the street line after which it would be setback 10 feet and rise an additional 40-feet to reach a maximum height of 145 feet (exclusive of bulkhead). It should be noted that the applicant intends to build a shorter building (an approximately 114 foot tall, 11-story building that sets back 10 feet from the street line after 82 feet), but the With-Action condition analyzes a taller building to assess the maximum building envelope possible under the proposed actions. The With-Action condition building envelope would encompass the entire 50-foot wide frontage of the site along Seaman Avenue and would be built to the street line, creating a consistent street wall with the adjacent buildings. The With-Action condition building envelope would cover 70 percent of the site and would feature a rear yard of approximately 30 to 38 feet in depth.

The R8A envelope in the With-Action condition would permit the building to front on either Seaman Avenue or Payson Avenue and therefore, the rear yard to be located on Seaman Avenue or Payson Avenue whichever the building would not front on. It is assumed for urban design analysis purposes that the With-Action condition envelope conservatively extends to the lot line on both Seaman Avenue and Payson Avenue to encompass the various orientations possible on the site under the proposed rezoning.

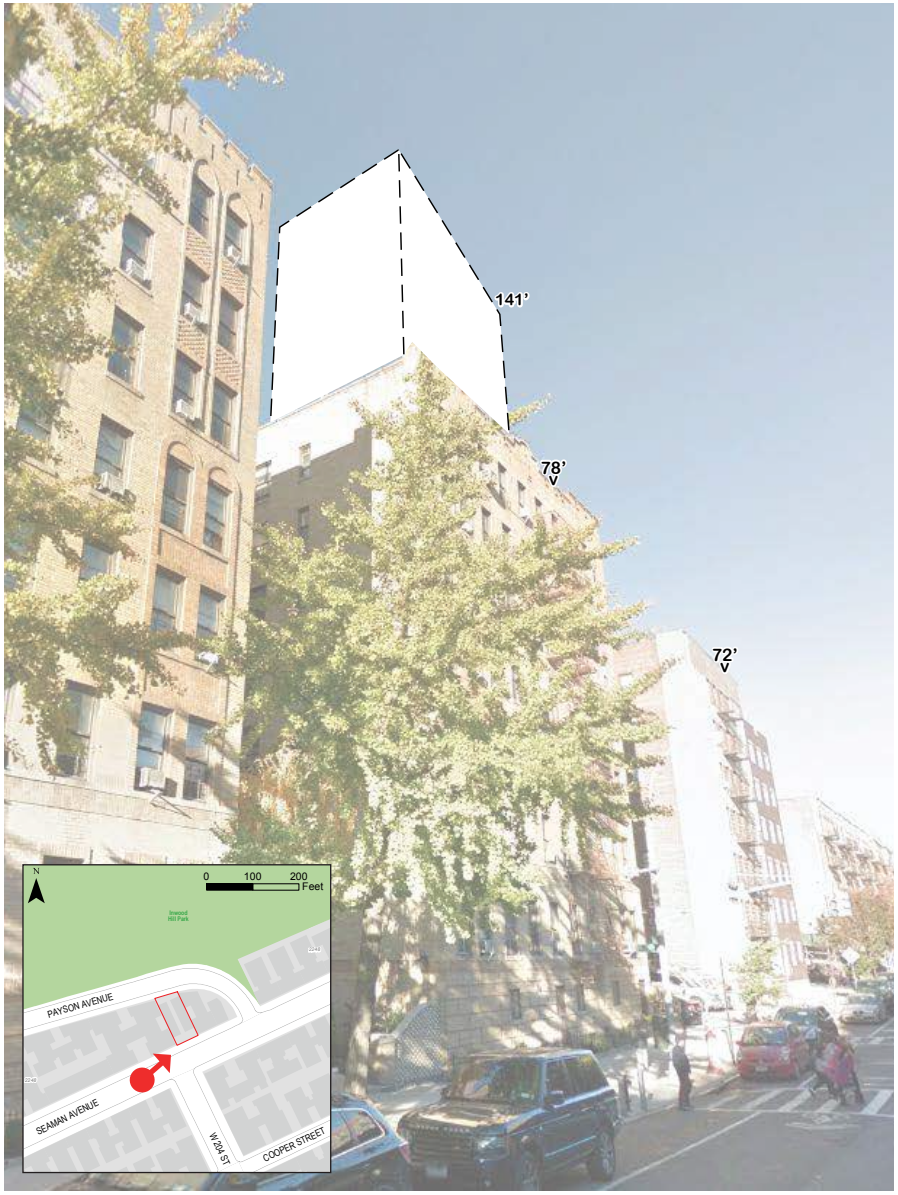
Urban Design

Both the No-Action and the With-Action conditions would be built within the existing lot area and would not alter or disrupt the existing street grid or change the arrangement or orientation of the streets. Both the No-Action and With-Action conditions would result in the improvement of the pedestrian experience due to the removal of the existing driveways at the project site that currently cross the sidewalk along Seaman Avenue.

As shown in Figures 2.4-2, 2.4-3 and 2.4-4, the With-Action condition would be developed at a similar height to the No-Action condition (145 feet as compared to 141 feet). However, the No-Action condition would be developed as-of-right pursuant to Height Factor regulations in an R7-2 zoning district, while the With-Action RWCDS would be developed pursuant to the proposed actions (proposed R8A zoning district) under Quality Housing regulations.

Under Height Factor regulations, a building's residential bulk is determined by a complementary range of height factors, floor area ratios, open space ratios, and is set within a sky exposure plane. Height factor regulations promote taller, thinner buildings with less lot coverage. In contrast, Quality Housing regulations encourage development consistent with the character of many established neighborhoods. The Quality Housing bulk regulations set height limits but allow high lot coverage buildings that are set at or near the street line.

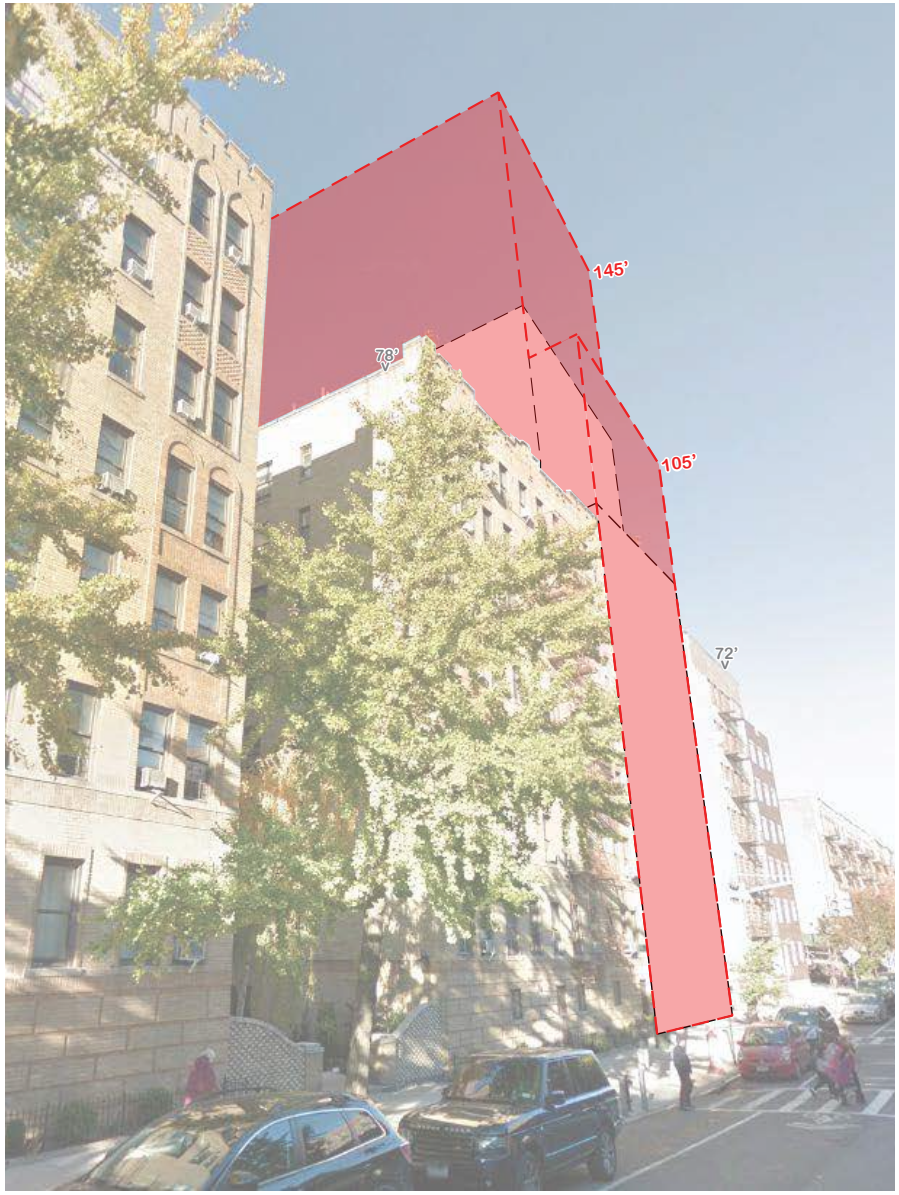
No-Action RWCDS



No-Action Building Envelope

##' Elevation above Seaman Avenue

With-Action RWCDS



With-Action Permissible Building Envelope

Proposed Building Envelope

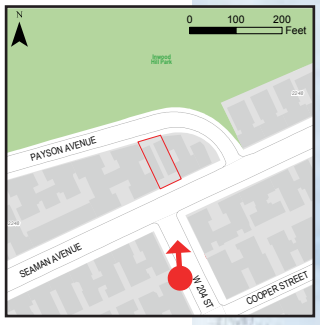
For illustrative purposes only

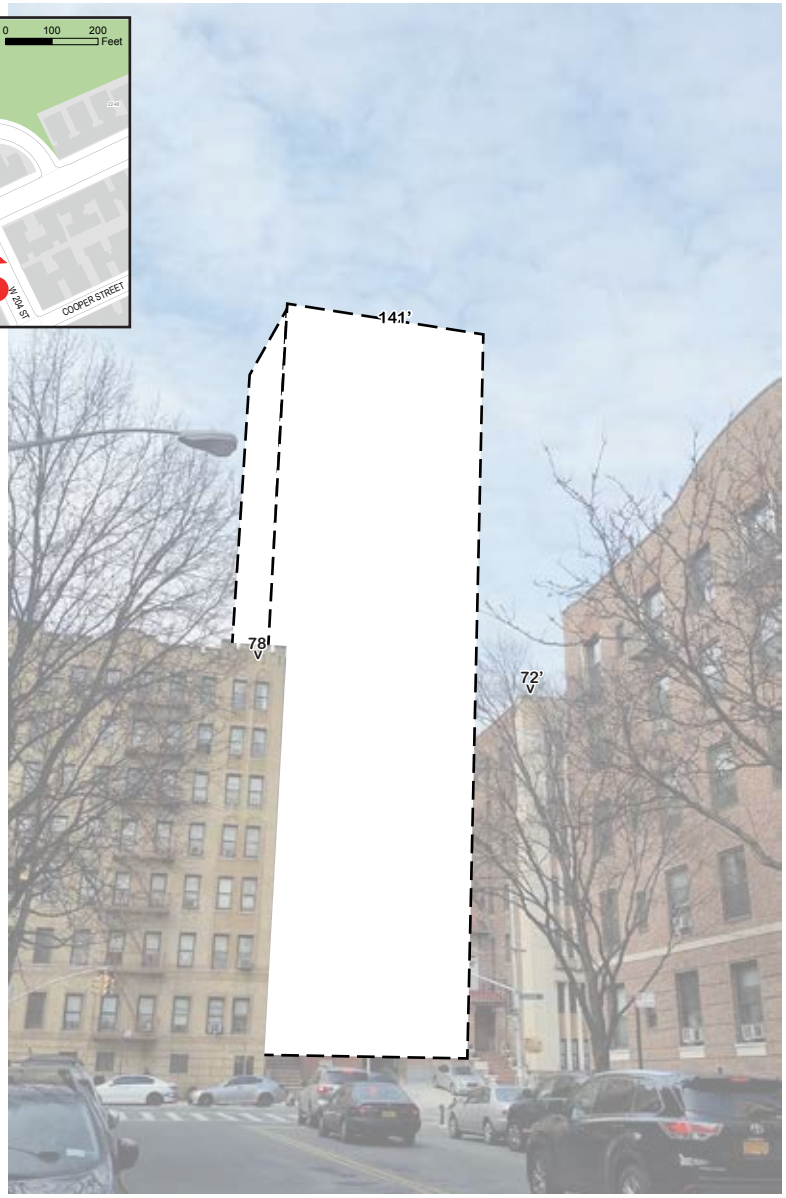
112-114 Seaman Avenue
Manhattan, New York

No-Action and With-Action Scenario Streetscape Renderings: View from Seaman Avenue

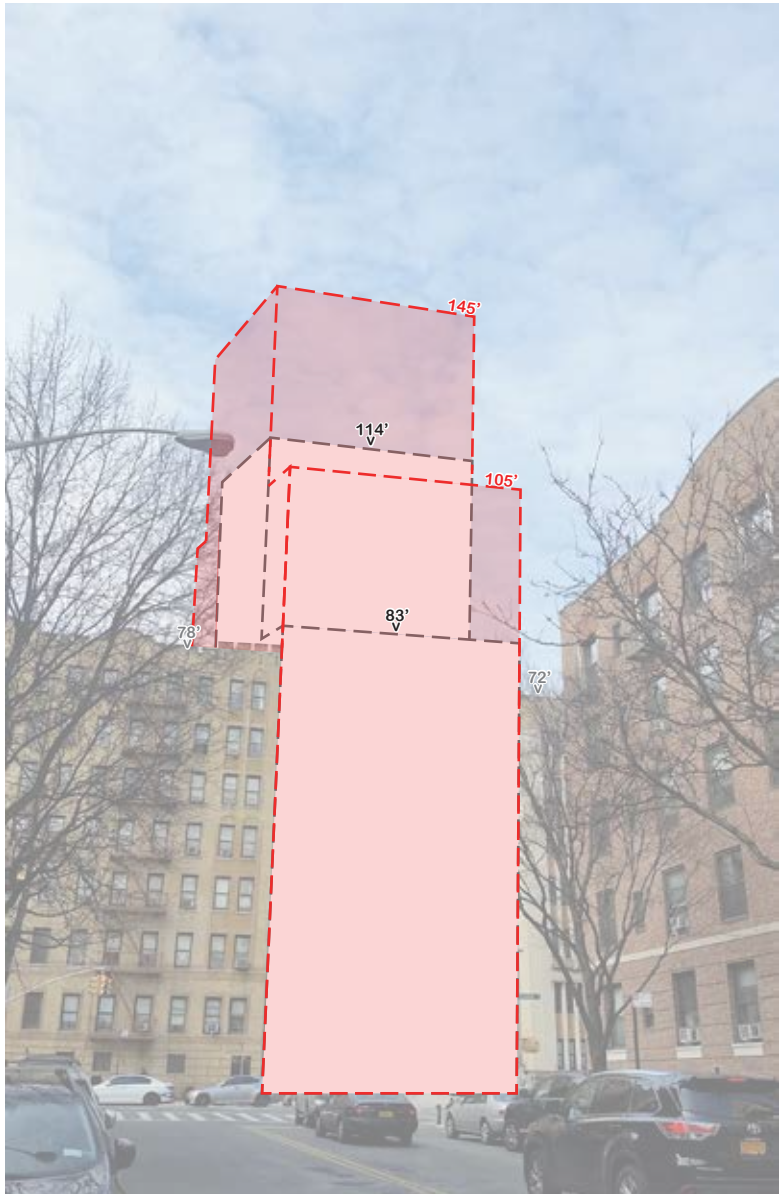
Figure 2.4-2

No-Action RWCDS





With-Action RWCDS



No-Action Building Envelope

##' Elevation above Seaman Avenue

With-Action Permissible Building Envelope

Proposed Building Envelope

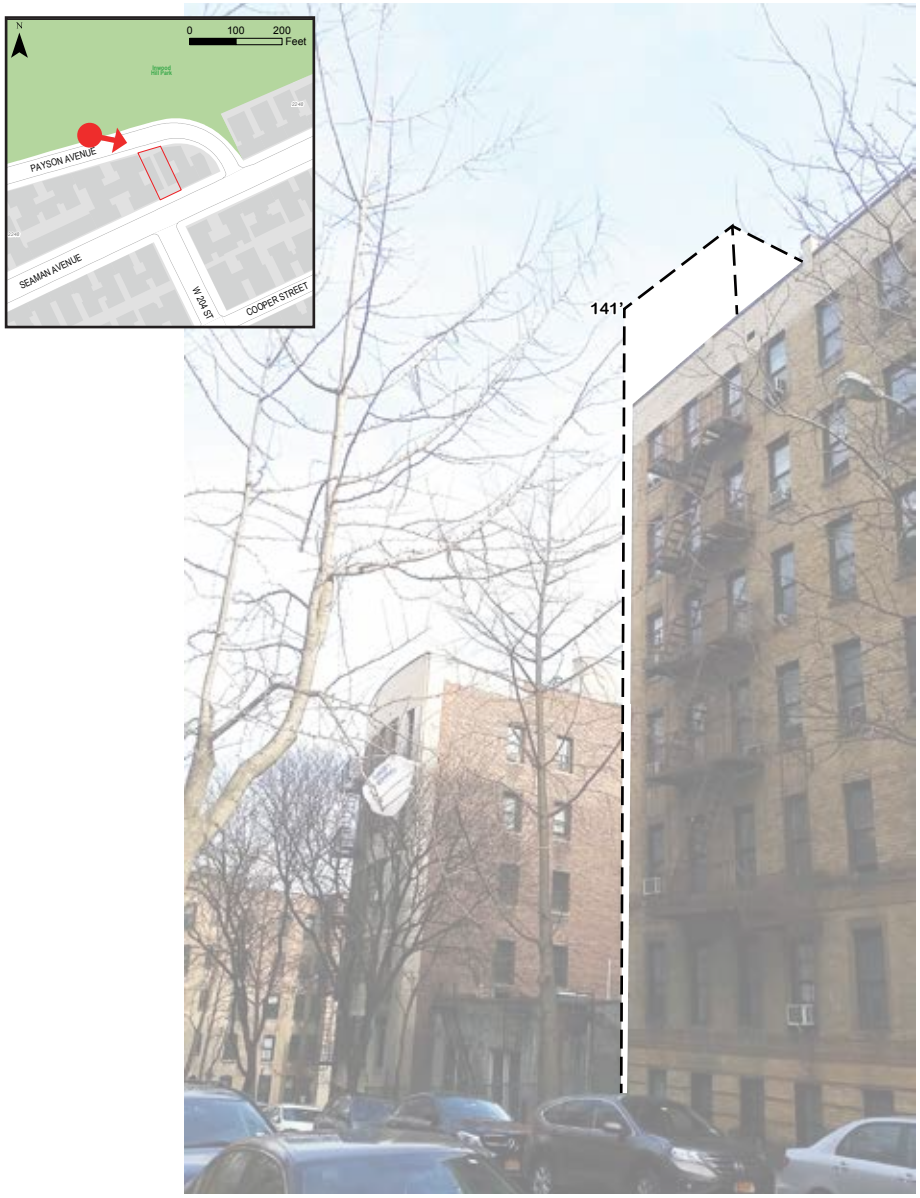
For illustrative purposes only

112-114 Seaman Avenue
Manhattan, New York

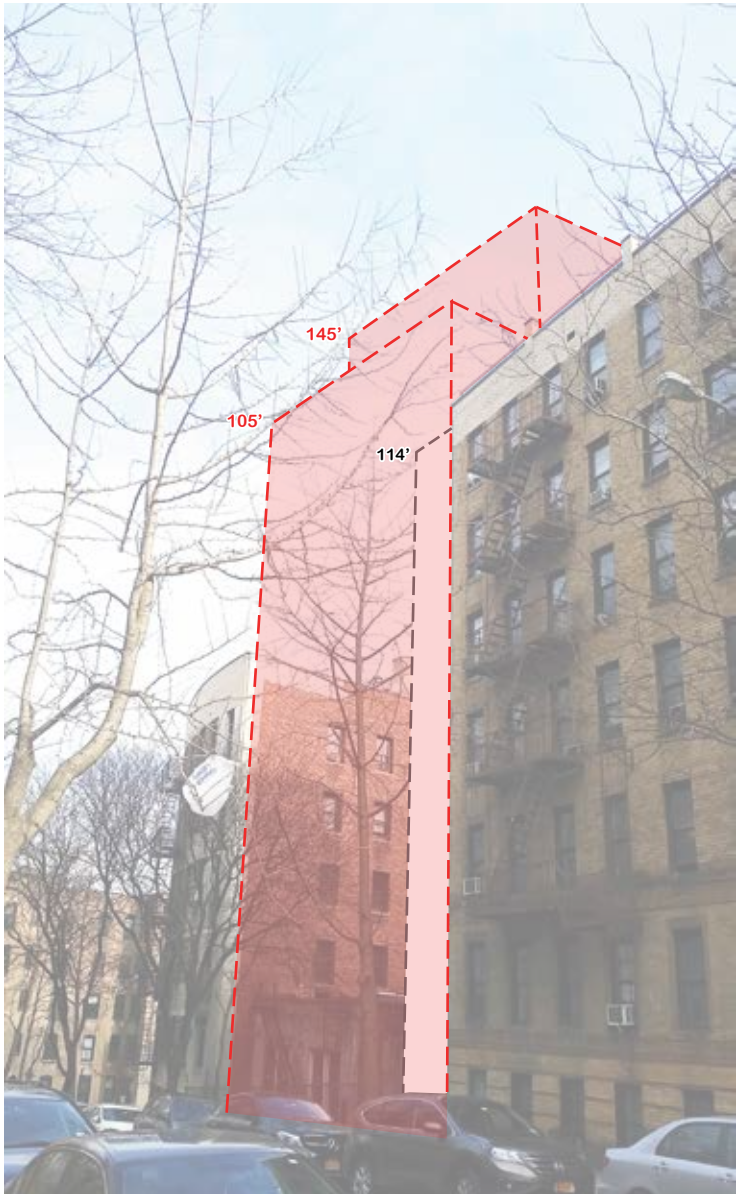
No-Action and With-Action Scenario Streetscape Renderings: View from West 204 Street

Figure 2.4-3

No-Action RWCDS



With-Action RWCDS



No-Action Building Envelope

##' Elevation above Seaman Avenue

With-Action Permissible Building Envelope

Proposed Building Envelope

For illustrative purposes only

112-114 Seaman Avenue
Manhattan, New York

No-Action and With-Action Scenario Streetscape Renderings: View from Payson Avenue

Figure 2.4-4

As discussed above, because the No-Action condition is governed by an open space ratio, it would be developed with front yards along both Payson Avenue and Seaman Avenue which effectively sets the building back along both of its frontages. The setback results in a break in the continuity of the street wall with the adjacent buildings along both Seaman Avenue and Payson Avenue. In contrast, the With-Action envelope is governed by contextual zoning which encourages a continuous street wall. As such, the With-Action condition would be developed at the street line along Seaman Avenue and would be setback from Payson Avenue. The With-Action condition would be more consistent with the existing built context of the neighborhood compared to the No-Action condition as it preserves street wall continuity.

As mentioned, both the No-Action and With-Action condition would rise to a similar height. The No-Action condition would rise under height factor regulations without any building setback provided while the With-Action condition would be developed with a 10 foot setback above base height of 85 feet.[1] The With-Action condition would be massed to a greater bulk than the No-Action but would be at a similar height and would create a streetwall that is more in context with the existing adjacent buildings. The 10-foot setback from the street line that would be required above 105 feet, would diminish the effect of the height increase from the pedestrian/street-level perspective, and would restrict the envelope to a base height that is closer to the existing street wall along Seaman Avenue, thereby being more consistent with the urban design character of the neighborhood than the No Action condition. Additionally, the incremental height increase under the With-Action condition as compared to the No-Action condition would not be substantial enough to alter the character of the neighborhood. Furthermore, varying building heights in dense and moderately-dense residential neighborhoods in New York City is not uncommon. It should also be noted that it is highly unlikely that a development on the project site would achieve the maximum allowable height under the proposed action since (as exemplified by the proposed project), the maximum allowable FAR can be achieved at a substantially lower height and there would be little incentive to build taller in this area.

Along Payson Avenue, the With-Action condition could be built to the street-line while the No-Action would be setback from the street-line, as shown in Figure 2.4-4. Payson Avenue is at a higher elevation than Seaman Avenue and the building envelope would appear comparatively shorter from that frontage under both scenarios. The rear yard would be below grade under both the With-Action and No-Action condition, and there would be access for residents from Payson Avenue via a staircase under both scenarios.

As previously discussed in Section 2.1 "Land Use, Zoning, and Public Policy," the remaining lots within the proposed rezoning area would remain unchanged from existing conditions in the With-Action condition and are not anticipated to be impacted by the proposed rezoning. The proposed R8A zoning would better match the FARs of the adjacent existing buildings which currently have non-complying FARs of up to 5.91. R8A is the lowest density district that would make these buildings compliant with respect to FAR. Additionally, the maximum allowable height under the current proposed R8A zoning is comparable to the current R7-2

[1] While the 105 foot maximum base height and 145 foot maximum building height are allowed under the RWCDS, the applicant is only seeking to build an 11-story building with an lower base height that is more in line with consistent with the adjacent buildings

zoning in which a building could rise to a height of 144 feet, after a setback at 60 feet, before needing to setback again.

Visual Resources

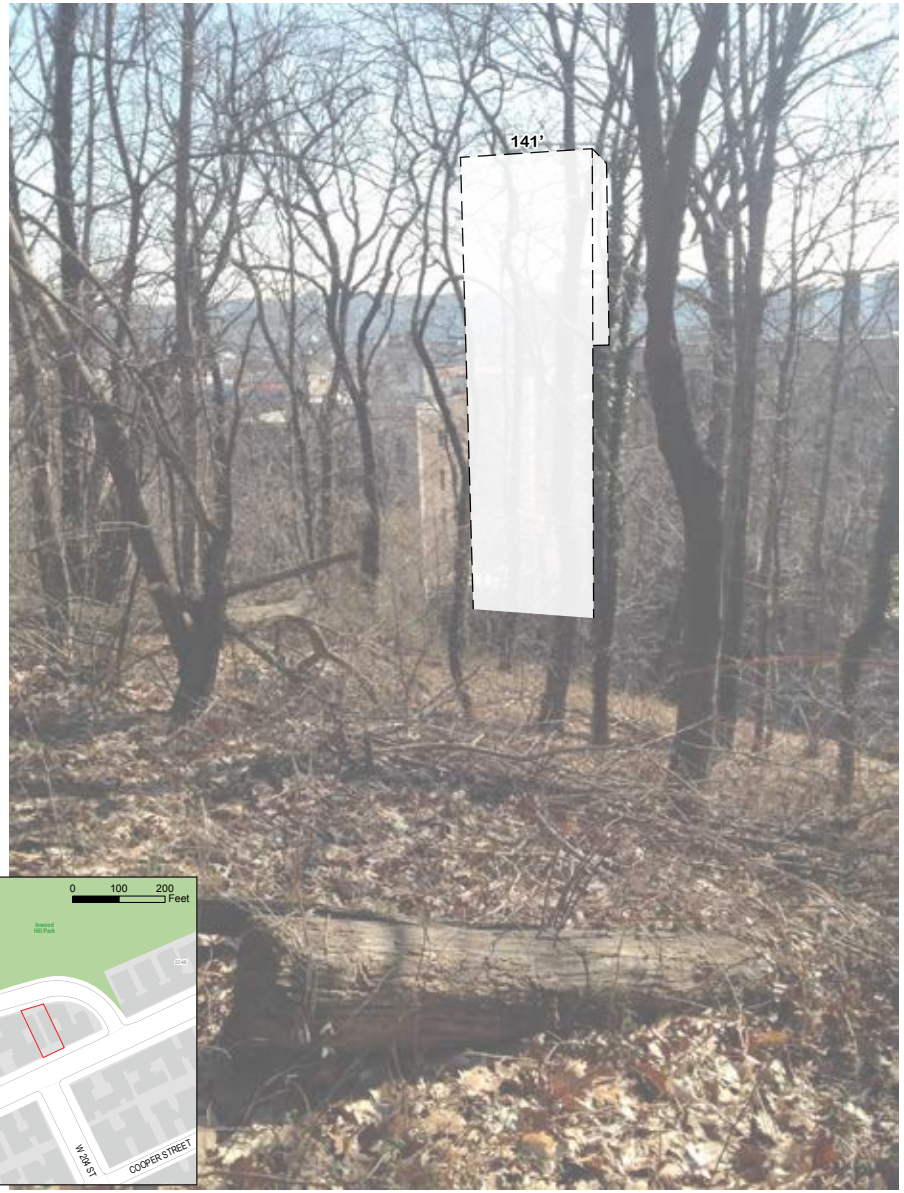
Inwood Hill Park is the only visual resource with a direct visual connection to the project site. Inwood Hill Park encompasses a large portion of the Inwood neighborhood and can be viewed from all of Payson Avenue and much of Seaman Avenue north of the project site, as it borders these streets on the north/west sides. As shown in Figure 2.4-1a, a portion of some trees from Inwood Hill Park are currently visible from in front of the project site along 204th Street and parts of Seaman Avenue. However, this is not considered a key public visual corridor to Inwood Hill Park. Additionally, as shown in Figure 2.4-3, this portion of the park would also be obstructed by the No-Action condition; therefore, there would be no additional obstruction of this view of Inwood Hill Park as a result of the With-Action condition.

The portion of Inwood Hill Park that is located opposite the project site is a steep hill of densely forested trees. There is a tertiary walking path that winds down the hill (and terminates at Payson Avenue down the block from the project site). As shown in Figure 2.4-5, both the No-Action condition and With-Action condition envelopes would be visible from this path; however, the view provided from this vantage point is an elevated view of the Inwood neighborhood and neither envelope would substantially alter that view. Additionally, this viewpoint is not a significant or highly used viewing area from the park, and is only available during the winter months when the trees are bare. During the period of the year when the trees are covered with leaves, this view would be obstructed. Furthermore, since the No-Action would also be visible from this viewpoint, the With-Action envelope would not alter any views from the park not already altered under the No-Action condition.

2.4.4 Conclusion

The proposed action would result in a With-Action condition that is a similar height to the No-Action condition. Neither the No-Action condition nor the With-Action condition would entail such a substantial development as to alter the essential residential character of the surrounding area. The With-Action condition would reflect and enhance the existing urban design character found on the block and the surrounding study area (mid-rise, multi-family residential and mixed-use residential/commercial buildings built to the street-line) by creating a continuous street wall of buildings built to the lot line while the as-of-right No-Action condition would depart from the design of the surrounding context. Thus, it is the applicant's opinion that the With-Action condition would not significantly contrast with the overall urban design character at the project site as compared to the No-Action condition. Furthermore, the With-Action condition would not obstruct any public visual resources as compared to the No-Action condition. Therefore, the proposed action would not have a significant adverse impact on urban design and visual resources, and no further analysis is necessary.

No-Action RWCDS



With-Action RWCDS

No-Action Building Envelope

##' Elevation above Seaman Avenue

With-Action Permissible Building Envelope

Proposed Building Envelope

For illustrative purposes only

112-114 Seaman Avenue
Manhattan, New York

No-Action and With-Action Scenario Streetscape Renderings: View from Inwood Hill Park

Figure 2.4-5

2.5 Hazardous Materials

This section presents the findings of the hazardous materials assessment and identifies potential issues of concern with respect to workers, the community, and/or the environment during construction and after implementation of the proposed action.

2.5.1 Methodology

The potential for hazardous materials was evaluated based on a Phase I Environmental Site Assessment (ESA), dated January 13, 2016 prepared by VHB. The Phase I ESA was prepared in accordance with the American Society for Testing and Materials (ASTM) Practice E1527-13, inclusive of the "All Appropriate Inquiry" requirement amended in the Federal Register on December 30, 2013. The USEPA "All Appropriate Inquiry" requirement establishes specific regulatory requirements for conducting appropriate inquiries into the previous ownership, uses, and environmental conditions of a property for the purposes of qualifying for certain landowner liability protections under Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

2.5.2 Assessment

Existing Conditions

The project site is located at 112-114 Seaman Avenue (Block 2248, Lots 111 and 112) which is located at the north side of the three-legged intersection of Seaman Avenue and West 204th Street, which is just west of where Payson Avenue merges into Seaman Avenue at the eastern end of the project block. The applicant is the owner of Lots 111 and 112. The site has approximately 50 feet of frontage, and has a total area of approximately 5,200 square feet. Both buildings on the project site can only be accessed from Seaman Avenue.

The site consists of two contiguous residential parcels totaling approximately 0.12-acre. 112 Seaman Avenue is located on the western portions of the site and is improved with an approximately 2,690 sf two-and-a-half story brick residential building and 114 Seaman Avenue is located on the eastern portions of the site and is improved with an approximately 3,700 sf two-story brick residential building. The site is developed with two multi-family residential units that are both improved with basements. As of October 2015, both buildings are vacant; however, it is important to note that portions of 114 Seaman Avenue were formerly utilized as a day care center. The basements of the subject buildings consist of storage and utility areas. The subject buildings occupy the majority of their respective parcels. However, a narrow alleyway is present in between the two buildings leading to small paved rear yard areas and a retaining wall along

the northern boundary of the site. There is a chain-link fence along the property on the Payson Avenue side.

Phase I Environmental Site Assessment

According to the Phase I ESA prepared by VHB, there were no RECs identified in association with the site. However, the following additional findings and environmental concerns, along with associated recommendations were identified for the site:

- Several floor (condensate) drains were observed within the basement boiler room. It is unknown if the drains leach in situ. Based upon VHB's previous experiences and according to property representatives, the drains are likely piped into the municipal sewer. However, should the floor drain leach in situ, same should be closed out in accordance with United States Environmental Protection Agency (USEPA) regulations prior to any potential demolition or renovation. Proper closure of a leaching structure involves, at a minimum, the USEPA to be provided a completed Inventory of Injection Wells Form (EPA FORM 7520-16). Upon review, additional closure activities may be required by the USEPA, including sampling and remedial action of bottom sediments (if confirmed to be impacted).
- Based on the age of the building, there is a potential for lead based paint (LBP) to be present. Should the building be identified for demolition, no LBP abatement would likely be required, as demolition debris would not likely be considered as "lead-impacted material."
- Based on the age of the buildings, there is a potential for asbestos containing materials (ACM) to be present in roofing materials, pipe insulation and in other inaccessible building materials. An ACM survey be conducted at the site should any potential renovation or redevelopment be contemplated. ACM should be abated in accordance with applicable local, State and federal regulations prior to any renovation or redevelopment.
- Based upon the age of the subject building, there is a potential for building materials to contain polychlorinated biphenyls (PCBs). PCBs are subject to federal disposal regulations. VHB recommends any potential PCB-containing materials be dealt with and properly disposed off-site as part of standard demolition/renovation practices.
- Black mold-infested drywall surfaces were observed within the basement (a.k.a. ground floor) of 114 Seaman Avenue. Furthermore, water damaged surfaces and olfactory observation of mildew was identified proximate to same. Since the building has been identified for demolition, remedial action with respect to mold/mildew is not warranted.

No-Action Condition

In the future under the No-Action condition, the project area would remain an R7-2 residential district and the project site would be redeveloped "as-of-right" within the current zoning regulations, and the existing buildings would be demolished. The building would be 13 above

grade with a maximum height of 141 feet. The building would be setback approximately 36 feet from both the Payson and the Seaman Avenue street lines and would have open space along both Seaman Avenue and Payson Avenue that would each be approximately 50 feet wide by 36 feet deep. No soil impacts were identified in VHB's Phase I ESA. As such, no impacts to the subsurface are expected with respect to hazardous materials. Building materials may be present that are considered ACM or contain lead-based paint which would be subject to standard abatement procedures and would be remediated in accordance with applicable regulations as part of the No-Action condition. In addition, any PCB-containing building materials that may be present would be identified during the demolition activities and would be removed in accordance with applicable federal regulations. Furthermore, should any basement floor drains be determined to leach in situ, any potential associated impacts would be dealt with in accordance with applicable USEPA regulations prior to any redevelopment.

With-Action Condition

The proposed action would allow for a building of up to 14 stories above the Seaman Avenue grade (the grade at Payson Avenue is higher) and would contain 40,500 gsf of residential space (including cellar and mechanical space). The proposed building does not extend to the maximum height of 145 feet under zoning because the building design enabled the maximum allowable floor area to be achieved at the height of 113 feet 8 inches. No soil impacts were identified in VHB's Phase I ESA. As such, no impacts to the subsurface are expected with respect to hazardous materials. However, compared to the No-Action condition, the proposed action would result in the construction of a larger building footprint resulting in the removal of additional soils beneath the site. Existing building materials may be present that are considered ACM or contain lead-based paint, which would be subject to standard abatement procedures and would be remediated in accordance with applicable regulations as part of redevelopment. In addition, any PCB-containing building materials that may be present would be identified during the demolition activities and would be removed in accordance with applicable federal regulations. Furthermore, should any basement floor drains be determined to leach in situ, any potential associated impacts would be dealt with in accordance with applicable USEPA regulations prior to any redevelopment.

To preclude the potential for significant adverse impacts related to hazardous materials, an (E) designation (E-430) would be incorporated into the rezoning proposal for Block 2248 Lots 111 and 112. The text for the (E) designations related to hazardous materials is as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and 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 OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

With this (E) designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted.

2.5.3 Conclusion

As previously indicated, any potential impacts relating to hazardous materials would be identified and investigated prior to subsurface disturbance as required by an (E) designation (E-430) for hazardous materials. Any potential remedial action that may be required would also be administered as part of the (E) designation protocol under the regulatory oversight of OER. In order to reduce the potential for exposure to exposure to future site occupants, during and following construction, regulatory requirements pertaining to ACM, LBP and PCBs would be followed. Furthermore, disposal of mold-infested surfaces would be dealt with in accordance with standard demolition procedures. Regarding non-applicant owned sites within the rezoning area (Block 2248 - 109, 117, and 7501) no (E) designation will be placed on these properties they are not proposed development sites and would not be projected development sites under the proposed actions. With the implementation of these measures, no significant adverse impacts related to hazardous materials would result from the proposed action.

2.6 Air Quality

Mobile Sources

As indicated in the EAS Short Form (Section II, Question 13), the proposed project would not exceed any threshold identified in Table 16-1 in Chapter 16 of *2014 CEQR Technical Manual*. The number of incremental trips generated by the proposed action would be lower than the *2014 CEQR Technical Manual* CO-based screening threshold of 170 vehicles per hour at an intersection, as well as the minimum screening threshold of 12 or more Heavy Duty Diesel Vehicles (HDDV) for $PM_{2.5}$. Therefore, traffic from the proposed action would not result in a significant adverse impact on air quality and a quantified assessment of on-street mobile source emissions is not warranted.

Stationary Sources

HVAC Screening Analysis

As indicated in the EAS checklist (Section II, Question 14), the proposed action would result in new stationary source emissions generated from the With-Action RWCDS for heating/hot water, ventilation, and air conditioning system (HVAC) system. As described in Section 220 in Chapter 17 of the *2014 CEQR Technical Manual*, for single-building projects that would use fossil fuels (i.e., fuel oil or natural gas) for HVAC systems, a preliminary stationary source screening analysis is typically warranted. As described in Section 220 in Chapter 17 of the *2014 CEQR Technical Manual*, a stationary source screening assessment predicts the threshold of development size below which a project is unlikely to have a significant impact for buildings located 30 to 400 feet from a building of similar or greater height.

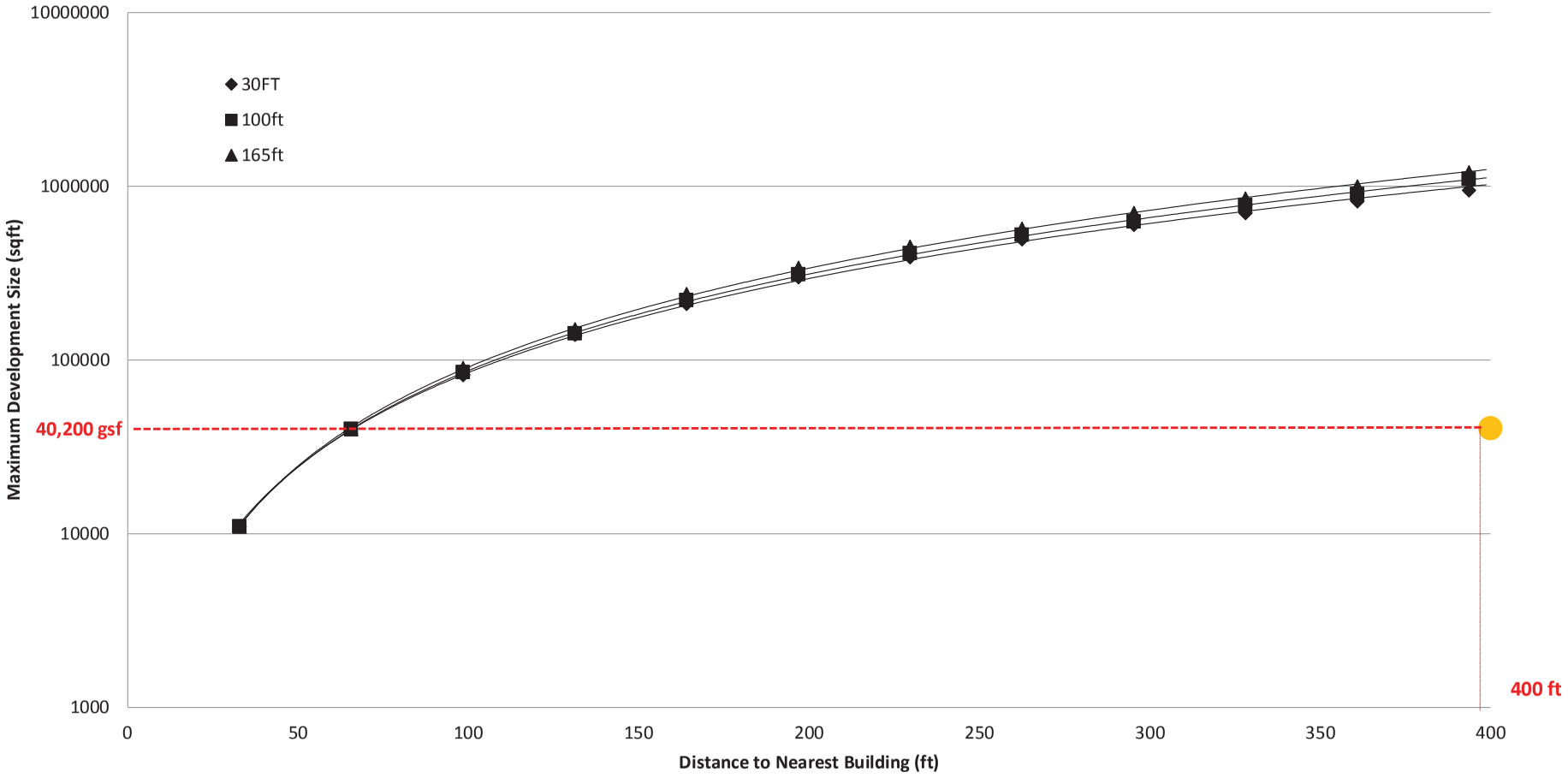
However, since there would be no existing buildings of similar or greater height (most buildings are 6 to 8 stories high) within 400 feet of the With-Action RWCDS 14-story residential building (see Figure 2.6-2) a preliminary screening assessment was conducted using Figure 17-5 SO_2 Boiler Screen from *2014 CEQR Technical Manual Air Quality Appendix* based on a distance of 400 feet. As indicated in Figure 2.6-1, there would be no potential for significant adverse air quality impacts related to potential HVAC emissions from the proposed action and no further analysis is necessary.

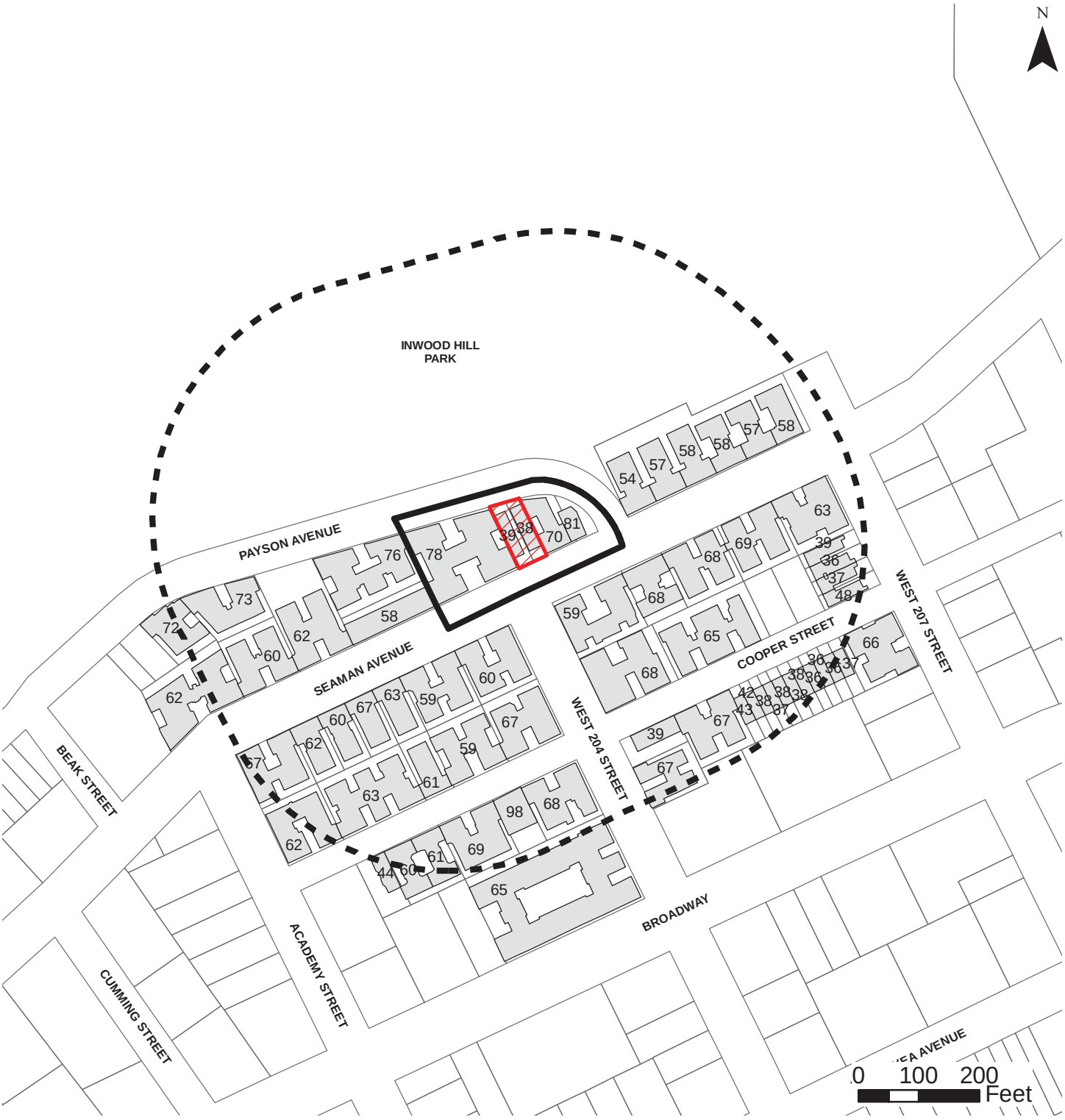
Industrial Source Analysis

The *2014 CEQR Technical Manual* advises that the area surrounding the proposed action should be evaluated to determine if there are any potential industrial emission sources that may adversely impact the proposed action. Section 220, Stationary Sources, lists types of projects that may result in significant adverse impacts related to stationary sources, and as such would require a stationary source analysis. The list includes projects that would result in new sensitive uses (particularly schools, hospitals, parks, and residences) located within 400 feet of manufacturing or processing facilities.

To assess air quality impacts on the proposed project associated with emissions from nearby industrial sources, an investigation of industrial sources was conducted. No potential

Figure 17-5 SO_2 Boiler Screen for Residential Development
#2 Fuel Oil





112-114 Seaman Avenue
New York, New York

Existing Buildings within 400-foot Radius

Figure 2.6-2

Project Site
Rezoning Area
400-Foot Radius
50 Existing Buildings within 400-foot Radius (Building Height in Feet)

Sources:
1. New York (City). Dept. of City Planning 2015. Manhattan MapPLUTO (Edition 15v1). New York City: NYC Department of City Planning.
2. New York (City). Dept. of City Planning 2013. LION (Edition 13C). New York City: NYC Department of City Planning.
3. VHB Field Survey, January 23, 2015.

manufacturing/processing facilities (e.g. dry cleaning services, spray booth, etc.) or potential large boilers from commercial uses were found within 400-foot radius. Therefore, no concerns associated with air toxics emissions will be expected and no further analysis is needed.

Large or Major Source Analysis

The 2014 CEQR Technical Manual requires an analysis of projects that may result in a significant adverse impact due to certain types of new uses located near a "large" or "major" emissions source. Major sources are defined as those located at facilities that have a Title V or Prevention of Significant Deterioration air permit, while large sources are defined as those located at facilities that require a State Facility Permit. To assess the potential effects of these existing sources on the projected and potential development sites, a review of existing permitted facilities was conducted. Sources of information reviewed include the NYSDEC Title V and State Facility Permit websites and available aerial photos provided by Google and Bing.

Review of available information indicated that no major or large sources were found within the 1000-foot radius of the project site. Therefore, no impact associated with large or major emission sources would be anticipated and no analysis is needed.

2.7 Noise

Mobile Sources

As described in Section 211 in Chapter 19 of *2014 CEQR Technical Manual*, initial noise assessment may be appropriate if the project will generate or reroute vehicular traffic. As indicated in the EAS Form (Section II, Question 16), the proposed action would generate vehicular traffic but would not introduce a new receptor near a heavily trafficked thoroughfare. Since the proposed project would create up to 40 residential units, some daily person trips would be generated. However, this level of residential development is far below the minimum threshold of development density (200 dwelling units) requiring additional analysis listed in Table 16-1 of the *CEQR Technical Manual*. Therefore, the level of traffic increase would also be far below the threshold of 50 peak hour vehicle trips. The project-generated traffic increases would be minimal and would not increase the level of traffic on surrounding streets by 100 percent. Therefore, as indicated in Section 311.1, the proposed project is not likely to create a significant adverse vehicular noise impact and no further vehicular noise analysis is needed.

Stationary Sources

As described in Section 220 in Chapter 19 of *2014 CEQR Technical Manual*, a detailed stationary source analysis is generally performed if the proposed action would cause a substantial stationary source (i.e., unenclosed equipment for building ventilation purposes) to be operating within 1,500 feet of a receptor with a direct line of sight to that receptor; or introduce a receptor in an area with high ambient noise levels resulting from stationary sources, such as unenclosed manufacturing activities or other loud uses.

The proposed project would not meet either of these criteria. It is expected that the proposed project's rooftop mechanical equipment would be located within enclosed mechanical bulkheads or would be designed to meet all applicable noise regulations to avoid producing levels that would result in any ambient noise levels resulting from stationary sources. Therefore, there is no need for further noise assessment, and there would be no potential for significant adverse noise impacts.

Appendix A: Proposed Amendment to Appendix F

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

The boundaries of #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# or #Mandatory Inclusionary Housing areas# are mapped in #Commercial Districts#, the residential district equivalent, as set forth in Sections 34-112 or 35-23 (Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts) has instead been specified for each map.

Table of
Inclusionary Housing Designated Areas and
Mandatory Inclusionary Housing Areas
by Zoning Map

* * *

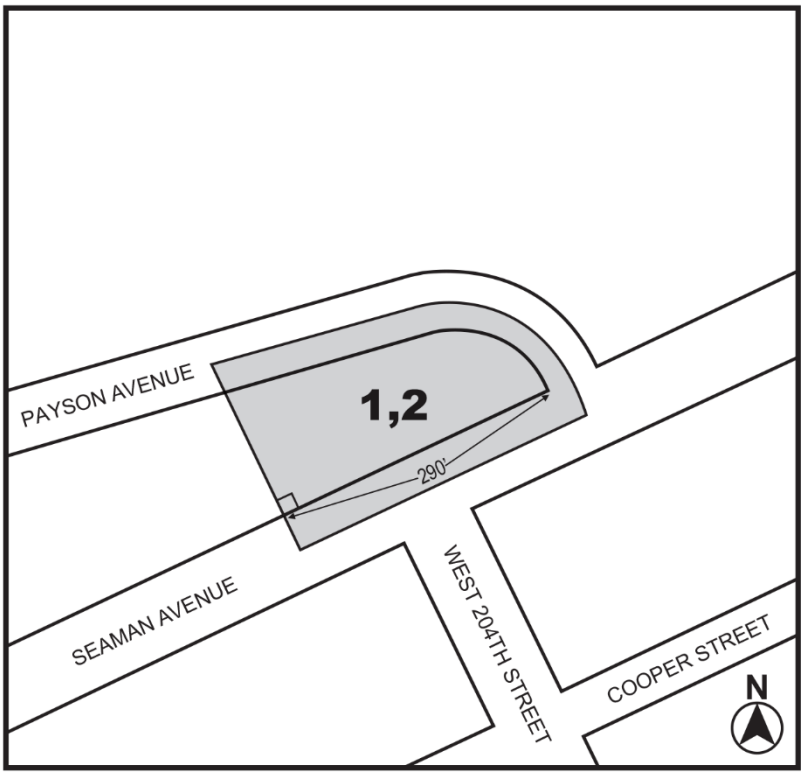
MANHATTAN

* * *

Manhattan Community District 12

In the R8A District within the area shown on the following Map 1:

Map 1 – [date of adoption]



Mandatory Inclusionary Housing Area (MIHA)

1,2 [date of adoption] - MIH Program Option 1 and Option 2 [Section 23-154(d)(3)]

Portion of Community District 12, Manhattan

* * *

APPENDIX B

AGENCY CORRESPONDENCE

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Final Sign-Off (Multiple Sites)

Project number: DEPARTMENT OF CITY PLANNING / 77DCP249M
Project:
Date received: 12/16/2015

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

Properties with no Architectural or Archaeological significance:
1) ADDRESS: 114 SEAMAN AVENUE, BBL: 1022480111
2) ADDRESS: 112 SEAMAN AVENUE, BBL: 1022480112

Gina Santucci 12/21/2015

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 31070_FSO_ALS_12212015.doc