CHAPTER 4: COMMUNITY FACILITIES AND SERVICES

A. INTRODUCTION

This chapter examines the potential effects of the Proposed Actions on community facilities in the Project Area and surrounding Study Area. The *CEQR Technical Manual* defines community facilities as public or publicly funded facilities, including schools, health care facilities, child care centers, libraries, and fire and police protection services. City Environmental Quality Review (CEQR) methodology focuses on direct impacts on community facilities and services and on increased demand for community facilities and services generated by increases in population.

The analysis of community facilities and services was conducted in accordance with *CEQR Technical Manual* guidance and was based on the latest data and guidance provided by: the New York City Department of Education (DOE), the New York City Administration for Children's Services (ACS), the New York Public Library (NYPL), the New York City School Construction Authority (SCA), and the New York City Department of City Planning (DCP).

B. PRINCIPAL CONCLUSIONS

A preliminary assessment determined that the Proposed Actions exceeded CEQR thresholds for public schools, child care centers, and public libraries; therefore, a detailed analysis was conducted for these community facilities. Pursuant to *CEQR Technical Manual* guidance, a detailed analysis was not required for outpatient health care facilities and police and fire protection services because the Proposed Actions would not result in a sizeable new neighborhood where none existed before; however, a qualitative assessment of these facilities and services is provided. Based on the detailed analyses performed for potential impacts on public schools, child care centers, and public libraries, the Proposed Actions are not anticipated to result in significant adverse impacts to intermediate schools, high schools, or public libraries; however, the Proposed Actions are anticipated to result in any potentially significant adverse impacts to elementary schools and publicly funded child care centers. Mitigation measures are discussed in Chapter 21, "Mitigation."

PUBLIC SCHOOLS

The Proposed Actions are anticipated to result in a significant adverse impact to public elementary schools. The Project Area falls within the boundaries of New York City Community School District (CSD) 31, Sub-district 4. The Proposed Actions would introduce approximately 1,331 total students, including approximately 716 elementary school students, 282 intermediate school students, and 333 high school students over the No-Action Condition. The elementary school utilization rate would increase from 129 percent in the No-Action Condition to 136 percent in the With-Action Condition (a 7.0-percentage-point increase), with a deficit of 3,911 elementary school seats. According to *CEQR Technical Manual* guidance, a significant adverse impact may result if a proposed action would result in (i) a utilization rate equal to or greater than 100 percent, and (ii) an increase in the collective utilization rate of equal to or greater than 5 percentage points between the No-Action and With-Action conditions. Therefore, the Proposed Actions are anticipated to result in a significant adverse impact to elementary schools in CSD 31, Sub-district 4.

In the With-Action Condition, intermediate schools would continue to operate under capacity (less than 100 percent utilization rate). Therefore, the Proposed Actions are not anticipated to have a significant adverse impact on intermediate schools in CSD 31, Sub-district 4.

The high school utilization rate would increase from 129 percent in the No-Action Condition to 131 percent in the With-Action Condition (a 2.0-percentage-point increase), with a deficit of 4,838 high school seats. According to *CEQR Technical Manual* guidance, a significant adverse impact may result if a proposed action would result in (i) a utilization rate equal to or greater than 100 percent, and (ii) an increase in the collective utilization rate of equal to or greater than 5 percentage points between the No-Action and With-Action conditions. Therefore, the Proposed Actions are not anticipated to result in a significant adverse impact to high schools within the Borough of Staten Island.

CHILD CARE CENTERS

The Proposed Actions have the potential to result in a significant adverse impact on publicly funded child care centers. Under the With-Action Condition, approximately 1,061 new low- to moderate-income units would be developed by 2030. Based on the child care multipliers provided in the *CEQR Technical Manual*, this development would generate approximately 95 children under the age of six who could be eligible for publicly funded child care programs. With the addition of these children, there would be a deficit of 98 slots in the 1.5-mile Study Area by 2030 (125.59 percent utilization), and the Proposed Actions would increase the utilization rate by approximately 24.80 percentage points over the No-Action Condition.

According to the *CEQR Technical Manual*, a significant adverse impact on child care centers may result, warranting consideration of mitigation, if a proposed action would result in both (i) a collective utilization rate of the group child care centers in the study area that is greater than 100 percent in the With-Action Scenario; and (ii) an increase of 5 percentage points or more in the collective utilization rate of the child care centers in the study area between the No-Action and With-Action scenarios.

Because (i) the Proposed Actions would result in a 24.80-percentage-point increase in the Child Care Study Area's utilization rate and (ii) child care centers would operate over capacity (greater than 100 percent utilization rate) in the With-Action Condition, the Proposed Actions have the potential to result in a significant adverse impact to publicly funded child care centers.

LIBRARIES

The Proposed Actions are not anticipated to result in significant adverse impacts to public libraries. There are two NYPL branches located within a 0.75-mile radius of the Project Area: the NYPL-Stapleton Branch and the St. George Library Center. The Proposed Actions would introduce an estimated 6,571 additional residents to the libraries' combined catchment area over the No-Action Condition. The Proposed Actions would result in an increase in the combined catchment area population of greater than 5 percent, which may result in a noticeable change in the delivery of library services. However, as discussed in the analysis in this chapter, increasing demand for online access to electronic research and resources, the SimplyE mobile app,[1] and the interlibrary loan system would make space available for increased patron capacity and programs to serve the future population. Therefore, the Proposed Actions are not anticipated to result in potentially significant adverse impacts to public libraries.

POLICE, FIRE, AND HEALTH CARE FACILITIES

The *CEQR Technical Manual* recommends a detailed analysis of indirect impacts on police, fire, and health care services in cases where a proposed action would create a sizeable new neighborhood where none existed before. The Project Area is a developed area with an existing and well-established neighborhood served by existing police, fire, and health care services. Therefore, the Proposed Actions would not create a neighborhood where none existed before, and a detailed analysis of indirect effects on these community facilities is not warranted. Therefore, the Proposed Actions are not anticipated to result in significant adverse impacts to police, fire, and health care facilities.

C. PRELIMINARY SCREENING

The purpose of the preliminary screening is to determine when a community facilities assessment is required. In accordance with the *CEQR Technical Manual*, a community facilities assessment is warranted if a project has the potential to result in either direct or indirect effects on community facilities. If a project would physically alter a community facility, whether by displacement of the facility or other physical change, this "direct" effect triggers the need to assess the potential effect that the physical change may have on the service delivery. New population added to an area as a result of an action would use existing services, which may result in potential "indirect" effects on service delivery. Depending on the size, income characteristics, and age distribution of the new population, there may be effects on public schools, libraries, or child care centers.

DIRECT EFFECTS

Projected Development Site 1 (Block 488, Lot 71) is currently overbuilt to approximately 1.85 floor area ratio (FAR) of commercial uses; in the No-Action Condition, it would be tenanted by a conforming community facility use. In the With-Action Condition, the site is anticipated to be redeveloped with a mixed-use commercial/residential building. However, the community facility use in the No-Action Condition is assumed to be a community or cultural center, which is not a community facility use that requires analysis under CEQR (*i.e.,* a public school, child care center,

[1] SimplyE is a new mobile application that gives library cardholders the ability to browse, borrow, and read more than 300,000 free e-books from the NYPL.

library, health care facility, or police or fire service station). Projected Development Site 19 (Block 526, Lots 19, 21, and 25) contains 10,120 square feet (sf) of existing community facility space, which is currently used as a cultural center. This use would remain in the No-Action Condition. Under the With-Action Condition, the community facility use on Projected Development Site 19 would be altered by reducing the size of the facility from 10,120 sf to 8,324 sf. However, because the facility on Projected Development Site 19 is not a community facility that requires an analysis under CEQR (*i.e.,* a public school, child care center, library, health care facility, or police or fire service station), an analysis of direct impacts would not be required for the purposes of this community facilities assessment.

Therefore, the Proposed Actions would neither permanently nor temporarily alter a community facility, and there would be no displacement or physical alteration to a community facility. In accordance with the *CEQR Technical Manual*, the Proposed Actions would not result in any direct effects to community facilities. Therefore, an analysis of direct effects is not warranted.

INDIRECT EFFECTS

The *CEQR Technical Manual* includes thresholds that provide guidance in making an initial determination of whether a detailed analysis is necessary to determine potential impacts. Table 4-1 lists the *CEQR Technical Manual* thresholds for each community facility analysis area. According to the *CEQR Technical Manual*, if a proposed action exceeds the threshold for a specific facility, a more detailed analysis is warranted. A preliminary screening analysis was conducted to determine if the Proposed Actions would exceed established *CEQR Technical Manual* thresholds warranting further analysis. Based on this screening, the Proposed Actions warrant a detailed analysis for public elementary, intermediate, and high schools; publicly funded child care centers; and public libraries. Detailed analysis is not required for police and fire protection or health care facilities.

Table 4-1: Preliminary Screening Analysis Criteria

Community Facility	Threshold for Detailed Analysis
Public Schools	50 or more elementary/intermediate school students or 150 or more high school students
Child Care Centers (Publicly Funded)	More than 20 eligible children under age six based on the number of low- to moderate-income units
Libraries	More than 5 percent increase in ratio of residential units to libraries in the borough
Police Protection	Introduction of a sizable new neighborhood
Fire Protection	Introduction of a sizable new neighborhood
Health Care Facilities (Outpatient)	Introduction of a sizable new neighborhood
Source(s): *CEQR Technical Manual, Chapter 6, "Community Facilities, and Services."*	

PUBLIC SCHOOLS

The *CEQR Technical Manual* recommends conducting a detailed analysis of public schools if a proposed action would generate 50 or more elementary/intermediate school students and/or 150 or more high school students. As described in Chapter 1, "Project Description," in the Reasonable Worst Case Development Scenario (RWCDS), the Proposed Actions would result in an increase of 2,557 dwelling units. Based on newly released student generation rates for Staten Island (0.28 elementary school students per unit; 0.11 intermediate school students per unit; and 0.13 high school

students per unit)[2], the Proposed Actions would generate approximately 1,331 additional students (approximately 716 elementary school students, 282 intermediate school students, and 333 high school students). Because these increments exceed the thresholds of 50 additional elementary and intermediate school students and 150 additional high school students, a detailed analysis of the Proposed Actions' effects on elementary, intermediate, and high schools was conducted.

CHILD CARE CENTERS

According to the *CEQR Technical Manual*, if a proposed action would add 20 or more children under age six eligible for child care, a detailed analysis of its potential effects on publicly funded child care centers is warranted. This threshold is based on the number of low-income and low- to moderate-income units generated by a proposed action (217 dwelling units in Staten Island).[3] The Proposed Actions are expected to result in a net increase of approximately 2,557 dwelling units, of which 1,061 are expected to be affordable units. In the With-Action Condition, sites within the proposed Mandatory Inclusionary Housing (MIH) areas (Bay Street Corridor and Canal Street Corridor Project Areas) would be subject to the MIH program and would provide between 25 percent and 30 percent affordable residential units in qualifying developments depending on the chosen MIH option(s).[4] In addition, sites may utilize affordable housing subsidies to produce additional affordable housing at a range of income levels; the amount and levels of affordability would vary depending on the programs utilized. On publicly controlled sites, the affordable program would be determined based on an agreement reached in conjunction with disposition of the site. Therefore, the Proposed Actions would yield more than 20 children under the age of six eligible for publicly funded child care, which exceeds the CEQR threshold and requires a detailed analysis of publicly funded child care centers.

LIBRARIES

Potential impacts on libraries can result from an increased user population. According to the *CEQR Technical Manual*, a proposed action that generates a 5-percent increase in the average number of residential units served per branch (equivalent to a 652-unit increase in Staten Island)[5] may cause significant adverse impacts on library services and, therefore, requires further analysis. The Proposed Actions are expected to generate 2,557 incremental dwelling units over the No-Action Condition. Therefore, the Proposed Actions exceed the CEQR threshold, and a detailed analysis of libraries is warranted.

POLICE, FIRE, AND HEALTH CARE FACILITIES

The *CEQR Technical Manual* recommends a detailed analysis of indirect impacts on police, fire, and health care services in cases where a proposed action would create a sizeable new neighborhood where none existed before. The Project Area is a developed area with an existing and well-established community that is served by existing police, fire, and health care services. Therefore, the Proposed Actions would not create a sizeable new neighborhood where none existed before and a detailed analysis of indirect effects on these community facilities is not warranted. However, for informational

[2] Refer to Section D below for details.
[3] *CEQR Technical Manual* (2014), Chapter 4, "Community Facilities," Table 6-1.
[4] The Proposed Actions intend to apply Option 1, Option 2 and the Workforce Option to the proposed MIH areas coterminous with the Bay Street Corridor and Canal Street Corridor MIH areas.
[5] *CEQR Technical Manual* (2014), Chapter 4, "Community Facilities," Table 6-1.

purposes, a description of existing police, fire, and health care facilities serving the Project Area is provided below.

The Project Area is served by the New York City Police Department's (NYPD) 120th Precinct, located north of the Bay Street Corridor Project Area at 78 Richmond Terrace, adjacent to City Disposition Site 1. The 120th Precinct serves the entire North Shore of Staten Island north of the Staten Island Expressway. The area consists of detached homes, multifamily dwellings, apartment houses, public housing developments, and federally subsidized housing. The 120th Precinct serves approximately 115,811 residents. As stated in the *CEQR Technical Manual*, the NYPD independently reviews staffing levels against a precinct's population, area coverage, crime levels, and other local factors, and makes service and resource adjustments as necessary. In a letter dated April 5, 2019, the NYPD indicated their support for the Proposed Actions and stated that they would continually monitor the local needs to increase staffing and resources, where appropriate and possible (see Appendix K).

The Project Area is served by the Fire Department of New York (FDNY). There are two firehouses located near the Project Area. Engine 155 Ladder 78 is located at 14 Brighton Avenue, one block north of City Disposition Site 2 and serves approximately 19,575 residents. Engine 153 Ladder 77 is located at 74 Broad Street, across the street from the Canal Street Corridor Project Area to the south and serves approximately 28,516 residents. In addition, FDNY Marine Company 9 is located to the east of Stapleton Waterfront Phase III Sites A and B1 at 305 Front Street. FDNY continually evaluates the need for changes in personnel, equipment, or locations of fire stations and makes any necessary adjustments.

The two types of ambulances in the City are 911 providers and those providing inter-facility transport. Municipal FDNY and hospital-based ambulances are the sole providers of 911 services and Emergency Medical Services (EMS). There are no EMS stations located within the vicinity of the Project Area. However, the three EMS providers that serve the North Shore include FDNY EMS Station 22, located at 460 Brielle Avenue; Richmond University Hospital, located at 355 Bard Avenue; and North Shore Rescue Squad, located at 228 Granite Avenue.

According to *CEQR Technical Manual* guidance, health care facilities include public, proprietary, and nonprofit facilities that accept government funds (usually in the form of Medicare and Medicaid reimbursements) and that are available to any member of the community. Examples of these types of facilities include hospitals or public health clinics. There are two hospitals and health care clinics located within the vicinity of the Project Area. Staten Island University Hospital – Bay Street Health Center is located directly north of the Bay Street Corridor Project Area at 57 Bay Street. Richmond University Medical Center (RUMC) – Bayley Seton Hospital is located south of the Canal Street Corridor Project Area at 75 Vanderbilt Avenue. RUMC is the closest hospital to the Project Area and is likely to be used by the residents and workers of the area. As described in the *2015 Richmond University Medical Center Annual Report*, although RUMC was originally designed to serve 22,000 people annually, the medical center receives over 65,000 emergency department and outpatient visits annually.[6]

[6] *2015 Richmond University Medical Center Annual Report* (http://rumcsi.org/Uploads/Public/Documents/FINAL%2015-RUMC-3020-Annual-Report-Final_web.pdf)

D. INDIRECT EFFECTS ON PUBLIC SCHOOLS

METHODOLOGY

The analysis assesses the potential effects of the Proposed Actions on public elementary, intermediate, and high schools serving the Project Area. According to the guidance presented in the *CEQR Technical Manual*, CEQR analyzes potential impacts only on public schools operated by the DOE; private and parochial schools within the Study Area are not included in the analysis of schools.[7]

The demand for community facilities and services is directly related to the type and size of the new population generated by development under the With-Action Condition. As described in Chapter 1, "Project Description," the Proposed Actions would result in a net increase of 2,557 dwelling units over the No-Action Condition.

The New York City School Construction Authority (SCA) recently released new Projected Public School Ratios data as part of the documents used in drafting the DOE/SCA Fiscal Year (FY) 2020-2024 Capital Plan (February 2019).[8] According to these data, multipliers for primary and intermediate schools have been refined to reflect how many pupils are generated by new housing at the community school district level based on the 2012-2016 American Community Survey (ACS)-Public Use Microdata Sample (PUMS) (multipliers for high schools have been maintained at the borough level).[9] Although the 2014 *CEQR Technical Manual* has not been updated to reflect this new methodology for determining the number of new pupils generated by new housing units, the New York City Department of City Planning (DCP), as lead agency, in consultation with the Mayor's Office of Environmental Coordination (MOEC) has determined that the 2012-2016 ACS –PUMS data should be utilized as the basis for determining the need for an indirect public schools CEQR analysis, to present a reasonable and accurate environmental assessment. Considering the newly Projected Public Schools Ratios discussed above, the 2,557 incremental residential units anticipated in the With-Action scenario would exceed the thresholds for elementary, intermediate and high schools analysis. Based on the newly released multipliers, the Reasonable Worst Case Development Scenario (RWCDS) associated with the Proposed Actions would result in a net increase of approximately 716 elementary school students, 282 intermediate school students and 333 high school students (a net increase of 1,331 total students). According to the *CEQR Technical Manual*, this level of development warrants a detailed analysis of elementary, intermediate, and high schools.

Following the methodologies outlined in the *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is the community school district's sub-district in which the project is located. As indicated in Figures 4-1 and 4-2, the Project Area falls within the boundaries of CSD 31, Sub-district 4 (the "Elementary and Intermediate School Study Area"). Table 4-2 below summarizes the number of new residential units and new elementary, intermediate, and high school students that are expected to result from the Projected Development Sites due to the Proposed Actions. While the number of high school students generated by residential units is included in Table 4-2, high school students may attend any high school in the City if they meet the admissions criteria,

[7] Pursuant to CEQR guidance, the public schools analysis does not consider charter schools.
[8] The DOE/SCA FY2020-2024 Capital Plan Proposed (February 2019) utilizes the 2012-2016 American Community Survey (ACS) – Public Use Microdata Sample (PUMS) and is available at SCA's website under Capital Plan Reports and Data.
[9] As a result, the thresholds for determining when public schools analyses are necessary have changed. For elementary and intermediate schools in Community School District (CSD) 31 in Staten Island, if a project is anticipated to introduce more than 128 incremental residential units, an analysis is warranted. For high schools in Staten Island, the new threshold is 1,205 incremental residential units.

and high schools compete to attract students based on specialized programs and overall reputation. Consequently, high school capacity assessments are not performed for small, localized study areas. The *CEQR Technical Manual* states that the borough in which a project is located should serve as the Study Area for high school analyses (High School Study Area).

Table 4-2: Projected Development Sites and Associated Number of Projected Incremental Students by Respective CSD Sub-District

Study Area	Total Dwelling Units (No-Action to With-Action Increment)	Number of Projected Elementary Students	Number of Projected Intermediate Students	Number of Projected High School Students
CSD 31, Sub-district 4	2,557	716	282	333

A schools analysis presents the most recent capacity, enrollment, and utilization rates for elementary, intermediate, and high schools in the respective study areas. Future conditions for the No-Action Condition are forecast based on enrollment projections and proposed development projects.[10] The future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential developments in the school's study area to DOE's projected enrollment (Projected 2018-2027), and comparing that number with projected school capacity. In addition, any new school projects identified in the DOE 2020-2024 Five-Year Capital Plan (and/or subsequent amendments) are included if construction has begun. According to the *CEQR Technical Manual*, some schools may be included in the analysis if they are in the DOE Five-Year Capital Plan but are not yet under construction if the lead agency, in consultation with the SCA, concurs that it is appropriate.

To determine With-Action school utilization rates, the net elementary and intermediate school population anticipated to be generated by the Projected Development Sites was added to CSD 31, Sub-district 4; the net high school students generated by all Projected Development Sites under the RWCDS was added to the borough-wide future high school population. The effect of the new students on the capacity of schools within the respective study areas was then evaluated. According to the *CEQR Technical Manual*, a significant adverse impact may occur if a proposed action would result in (i) a utilization rate of the elementary and/or intermediate schools that is equal to or greater than 100 percent in the future With-Action Condition; and (ii) an increase of 5 percentage points or more in the collective utilization rate between the No-Action and With-Action conditions.

EXISTING CONDITIONS

As described above, elementary and intermediate schools in New York City are located in geographically defined school districts. As shown in Figure 4-1, the Project Area is located within the boundaries of CSD 31, Sub-district 4. Elementary and intermediate schools analyzed within the Elementary and Intermediate School Study Area are defined by one of four categories: (i) elementary (PS) schools, which serve grades Pre-K through 5; (ii) intermediate (IS) schools, which serve grades 6 through 8; (iii) secondary schools, which serve grades 6 through 12; and (iv) K-8 schools, which serve grades Pre-K through 8. For utilization analysis purposes, the elementary/PS components of PS/IS and K-8 schools have been combined; the intermediate/IS components of PS/IS and IS/HS

[10] School Construction Authority, "Projected New Housing Starts for the 2020-2024 Capital Plan."

schools have been combined; and the high school components of secondary schools have been combined.

Tables 4-3 through 4-5 describe the existing enrollment, capacity, and utilization rates for elementary, intermediate, and high schools in their respective study areas. In instances where school buildings house more than one organization, these organizations are listed separately.

ELEMENTARY SCHOOLS

As shown in Table 4-3 and Figure 4-2, there are 20 elementary schools within the Elementary and Intermediate School Study Area. As indicated below, within Sub-district 4 of CSD 31, elementary schools have an existing utilization rate of approximately 119 percent and a deficit of 1,906 seats.[12]

The Bay Street Corridor Project Area, Stapleton Waterfront Phase III Sites, and three City disposition sites are zoned for the same elementary schools within CSD 31, Sub-district 4. Fort Hill Collaborative Academy, P.S. 16, and P.S. 74 are the zoned elementary schools for these areas. P.S. 78 is the zoned elementary school for the Canal Street Corridor Project Area.

[12] One transportable classroom, located within P.S. 19, was included in the existing conditions analysis for enrollment calculations; its capacity was excluded.

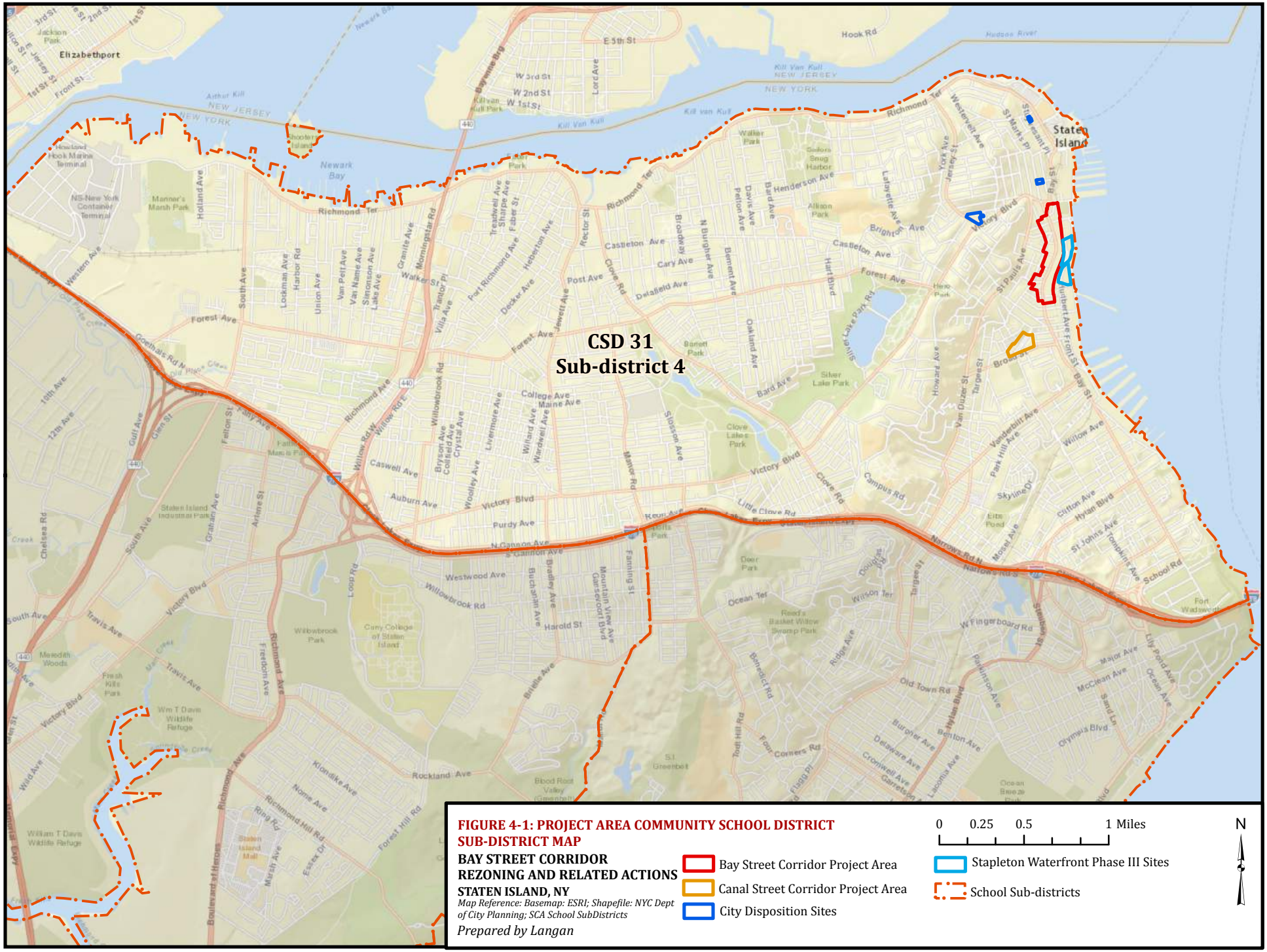


FIGURE 4-1: PROJECT AREA COMMUNITY SCHOOL DISTRICT SUB-DISTRICT MAP

BAY STREET CORRIDOR REZONING AND RELATED ACTIONS

STATEN ISLAND, NY

Map Reference: Basemap: ESRI; Shapefile: NYC Dept of City Planning; SCA School SubDistricts

Prepared by Langan

Table 4-3: CSD 31, Sub-district 4 Elementary School Enrollment, Capacity, and Utilization for the 2017-2018 Academic Year

Map No.[1]	School Name	Address	Grades Served	Enrollment[2]	Target Capacity	Available Seats	Utilization (%)
1	Fort Hill Collaborative Elementary School – P.S. 16	80 Monroe Ave.	Pre-K – 5	165	107	-58	154%
1	P.S. 16	80 Monroe Ave.	Pre-K – 5	522	515	-7	101%
2	P.S. 74	211 Daniel Low Terr.	Pre-K – 5	312	226	-86	138%
3	P.S.13	191 Vermont Ave.	Pre-K – 5	881	556	-325	159%
4	P.S. 78 / P.S. 14	100 Tompkins Ave.	Pre-K – 5	845	676	-169	125%
5	P.S. 18	221 Broadway	Pre-K – 5	573	563	-10	102%
6	P.S. 19	780 Post Ave.	Pre-K – 5	491	468	-23	105%
6	P.S. 19 - Transportable Classroom	780 Post Ave.	Pre-K – 5	100	-	-100	-
7	P.S. 20	161 Park Ave.	Pre-K – 5	464	201	-263	231%
8	P.S.21	168 Hooker Pl.	Pre-K – 5	367	364	-3	101%
9	P.S.22	1860 Forest Ave.	Pre-K – 5	983	916	-67	107%
10	P.S.29	1581 Victory Blvd.	Pre-K – 5	644	456	-188	141%
11	P.S.30	200 Wardwell Ave.	Pre-K – 5	822	684	-138	120%
12	P.S.31	55 Layton Ave.	Pre-K – 5	388	472	84	82%
13	P.S.35	60 Foote Ave.	Pre-K – 5	395	200	-195	198%
14	P.S.44	80 Maple Pkwy	Pre-K – 5	879	769	-110	114%
15	P.S.45	58 Lawrence Ave.	Pre-K – 5	862	640	-222	135%
16	P.S.57	140 Palma Dr.	Pre-K – 5	710	733	23	97%
17	The Harbor View School - P.S. 59	300 Richmond Terr.	Pre-K – 5	263	447	184	59%
18	P.S.65	98 Grant St.	Pre-K – 5	430	316	-114	136%
19	Forest Avenue Community Educational Complex/The Port Richmond School for Visionary Learning	1625 Forest Avenue	Pre-K – 5	152	198	46	77%
20	P.S. 861	280 Regis Dr.	Pre-K – 5	621	456	-165	136%
		CSD 31, Sub-district 4 Subtotals		**11,869**	**9,963**	**-1,906**	**119%**

Source(s): *Enrollment, Capacity, and Utilization Report (Blue Book), 2017-2018 School Year, New York City Department of Education.*

Note(s):

[1] Refer to Figure 4-2.

[2] Includes transportable school enrollment.

INTERMEDIATE SCHOOLS

As described in Table 4-4 and illustrated in Figure 4-2, there are a total of seven intermediate schools within the Elementary and Intermediate School Study Area. As indicated below, within Sub-district 4 of CSD 31, intermediate schools have an existing utilization rate of approximately 77 percent with a surplus of approximately 1,287 seats.

The Bay Street Corridor Project Area, Stapleton Waterfront Phase III Sites A and B1, and three City disposition sites are zoned for the same intermediate school within CSD 31, Sub-district 4. I.S. 61 is the zoned intermediate school for these areas. I.S. 49 is the zoned intermediate school for the Canal Street Corridor Project Area.

Table 4-4: CSD 31, Sub-district 4 Intermediate School Enrollment, Capacity, and Utilization for the 2017-2018 Academic Year

Map No.[1]	School Name	Address	Grades Served	Enrollment	Target Capacity[2]	Available Seats	Utilization (%)
20	P.S.861[2]	280 Regis Dr.	6 – 8	285	209	-76	136%
21	I.S. 27	11 Clove Lake Pl.	6 – 8	1,005	1,421	416	71%
22	The Eagle Academy for Young Men of Staten Island- I.S. 49	101 Warren St.	6 – 8	179	224	45	80%
22	I.S. 49	101 Warren St.	6 – 8	612	902	290	68%
23	I.S. 51	20 Houston St.	6 – 8	1,315	1,299	-16	101%
24	I.S. 61	445 Castleton Ave.	6 – 8	981	1,379	398	71%
25[3]	The Eagle Academy for Young Men of Staten Island – I.S. 82	104 Gordon St.	6-8	34	264	230	13%
CSD 31, Sub-district 4 Total				**4,411**	**5,698**	**1,287**	**77%**

Source(s): *Enrollment, Capacity, and Utilization Report (Blue Book), 2017-2018 School Year, New York City Department of Education.*
Note(s):
[1] Refer to Figure 4-2.
[2] I.S. component based on information supplied by SCA.
[3] Since the issuance of the DEIS, the Eagle Academy for Young Men of Staten Island – I.S. 82 has been completed and operational and therefore has been included in the existing conditions for the public intermediate school analysis.



FIGURE 4-2: PUBLIC ELEMENTARY AND INTERMEDIATE SCHOOL LOCATION MAP
BAY STREET CORRIDOR REZONING AND RELATED ACTIONS

STATEN ISLAND, NY
Map Reference: Basemap: ESRI; Shapefile: NYC Dept of City Planning; SCA School SubDistricts
Prepared by Langan

This figure has been modified for the FEIS

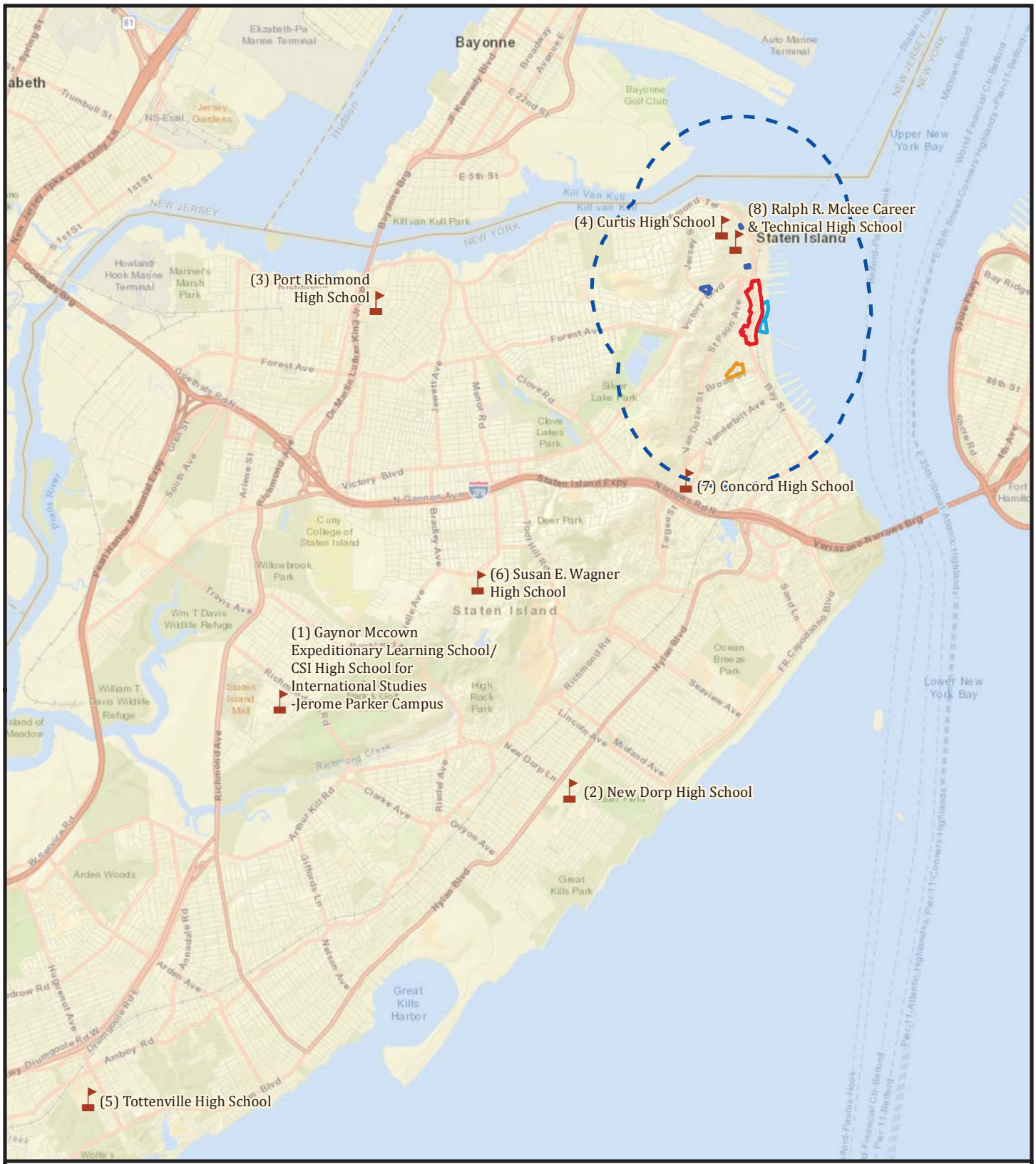
HIGH SCHOOLS

Table 4-5 provides summary capacity, enrollment, and utilization figures for all high schools in Staten Island. As shown in Table 4-5, the borough's high schools operated at a utilization rate of approximately 106 percent with a shortfall of 902 seats, in the 2017-2018 school year. Although a 1-mile radius is not used for assessment purposes, as high school students may attend any high school in the City if they meet the admissions criteria, Figure 4-3 illustrates the locations of all high schools within an approximately 1-mile radius of the Project Area, for reference. As shown in Figure 4-3, there are two high schools within 1 mile of the Project Area.

Table 4-5: Staten Island Public High School Enrollment, Capacity, and Utilization for the 2017-2018 Academic Year

Map No.[1]	School Name	Address	Grades Served	Enrollment	Target Capacity[2]	Available Seats	Utilization (%)
1	Gaynor Mccown Expeditionary Learning School	100 Essex Dr.	9 – 12	439	450	11	98%
1	CSI High School for International Studies/Jerome Parker Campus	100 Essex Dr.	9 – 12	495	548	53	90%
2	New Dorp High School	465 New Dorp La.	9 – 12	3,045	3,232	187	94%
3	Port Richmond High School	85 St. Josephs Ave.	9 – 12	1,549	2,026	477	77%
4	Curtis High School	105 Hamilton Ave.	9 – 12	2,587	1,505	-1,082	172%
5	Tottenville High School	100 Luten Ave.	9 – 12	3,808	3,538	-270	108%
6	Susan E. Wagner High School	1200 Manor Rd.	9 – 12	3,284	2,809	-475	117%
7	Concord High School	109 Rhine Ave.	9 – 12	172	264	92	65%
8	Ralph R. McKee Career and Technical Education High School	290 St Marks Pl.	9 – 12	792	897	105	88%
Borough-wide Totals				**16,171**	**15,269**	**-902**	**106%**

Source(s): *DOE, Enrollment – Capacity – Utilization Report, 2017-2018 School Year.*
Note(s):
[1] Refer to Figure 4-3.
[2] Transportable classroom capacities are excluded.


(8) Ralph R. Mckee Career & Technical High School
(4) Curtis High School
(3) Port Richmond High School
(7) Concord High School
(6) Susan E. Wagner High School
(1) Gaynor Mccown Expeditionary Learning School/ CSI High School for International Studies -Jerome Parker Campus
(2) New Dorp High School
(5) Tottenville High School
Bayonne
Staten Island
Curry College of Staten Island
Willowbrook Park
Deer Park
Clove Lakes Park
Silver Lake Park
Ocean Breeze Park
High Rock Park
Great Kills Park
Great Kills Harbor
Arden Woods
Wm T Davis Wildlife Refuge
William T Davis Wildlife Refuge
Staten Island Mall
Bayonne Golf Club
Auto Marine Terminal
Elizabeth-Pa Marine Terminal
Howland Hook Marine Terminal
Mariner's Marsh Park
Kill van Kull Park
Jersey Gardens
Upper New York Bay
Lower New York Bay
Victory Blvd
Forest Ave
Richmond Ave
Hylan Blvd
Goethals Brg
Bayonne Brg
Verrazano-Narrows Brg
Staten Island Expy
Clove Rd
Manor Rd
Jewett Ave
Arlene St
South Ave
Travis Ave
Seaview Ave
Midland Ave
Lincoln Ave
Clarke Ave
Amboy Rd
Arden Ave
Annadale Rd
Nelson Ave
Giffords Ln
Arthur Kill Rd
Richmond Creek
New Dorp Ln
Sand Ln
Targee St
Todt Hill Rd
Bradley Ave
Van Duzer St
Vanderbilt Ave
St Pauls Ave
Jersey St
Richmond Ter
Broadway
Avenue E
E 22nd St
E 5th St
1st St
Trumbull St
Spring St
Drumgoole Rd E
Drumgoole Rd W
Hylan Blvd
Shore Rd
Bay St
86th St
16th Ave
Fort Hamilton
Bay Ridge
Pearl Harbor Memorial Expy
Dr Martin Luther King Jr
Prall's River
Hudson
NEW JERSEY
NEW YORK
Bay Bridge
Kill Van Kull
Kill van Kull
Narrows Rd N
N Gannon Ave
Richmond Rd
Richmond Creek
Richmond Ave
Richmond Rd
Richmond Rd
Richmond Rd

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

In the No-Action Condition, future utilization rates of public elementary, intermediate, and high schools serving the Project Area and surrounding study areas would be affected by changes in enrollment, mainly due to aging of the existing student body and new arrivals, as well as changes in capacity and number of available seats within the CSD Sub-district and borough-wide schools.

ENROLLMENT PROJECTIONS

As noted above, SCA provides future enrollment projections by district for up to ten years. The latest available enrollment projections for 2027 have been used in this analysis to project student enrollment in 2030. These enrollment projections focus on the natural growth of the City's student population and other increases in populations that do not account for new residential development planned in the area ("No-Build" projects). The SCA also provides data on the number of new elementary and intermediate school students expected from new housing in CSD 31, Sub-district 4 based on capital planning work. In addition to the SCA 10-year high school enrollment projections, the 2030 No-Action high school enrollment was calculated by applying a multiplier of 0.13, according to Table 6-1a in the *CEQR Technical Manual*, to the number of new housing units anticipated in the borough by 2030 (3,287).[13] The anticipated No-Action elementary and intermediate school enrollment for the Sub-district and No-Action high school enrollment for the Borough of Staten Island are presented in Table 4-7 and Table 4-8, respectively.

PROJECTED CAPACITY CHANGES

As outlined in the *CEQR Technical Manual*, No-Action school capacity changes considered in a community facilities analysis include information on proposed and adopted "Significant Changes in School Utilization" and the DOE's 2020-2024 Five Year Capital Plan. The SCA directs that the latest proposed or adopted Five Year Capital Plan (or plan amendment) be used in the No-Action school analysis. The most recent 2020-2024 Five Year Capital Plan (February 2019) identifies capacity changes for CSD 31, Sub-district 4 (North Shore). Changes to the capacity of Staten Island high schools are detailed in Table 4-6.

Projected Community School District 31, Sub-District 4 Capacity Changes

The most recent Five Year Capital Plan (February 2019) proposes an additional 880 elementary school seats to CSD 31, Sub-district 4 at 357 Targee Street and at P.S. 13 at 191 Vermont Street; the estimated completion date is June 2022 and September 2020, respectively.[14] In total, anticipated capacity changes to P.S. schools in CSD 31, Sub-District 4 are expected to result in a total net increase of 880 seats.

[13] New York City School Construction Authority, "Projected New Housing Starts as Used in 2018-2027 Enrollment Projection, 2020-2024 Capital Plan." The new housing units projected for CSD 31 by the SCA includes 850 DUs that would be generated by the Proposed Actions. Therefore, these DUs have been excluded from the No-Action projections.
[14] Five Year Capital Plan Proposed (February 2019), DOE and SCA, pg. C14.

Projected Staten Island High School Capacity Changes

Staten Island high schools are expected to increase in capacity by the 2030 analysis year. As shown in Table 4-6, the most recent 2020-2024 Five Year Capital Plan (February 2019) includes 307 additional seats to Curtis High School; the estimated completion date is September 2017.[16] In total, anticipated capacity changes to high schools in Staten Island are expected to result in a net increase of 307 high school seats.

Table 4-6: 2030 No-Action Staten Island High School Capacity Changes

School District/School	Grade Level	Capacity Change over 2017-2018 Capacity
P.S. at 357 Targee Street	Primary School	748
P.S. 13 Annex	Primary School	132
Curtis High School	High School	307
Total Proposed Primary Seats		880
Total Proposed High School Seats		307
Total Proposed School Seats (All)		**1,187**
Source(s): *2020-2024 Five Year Capital Plan (February 2019), DOE and SCA*		

ELEMENTARY SCHOOLS

Elementary schools in CSD 31, Sub-district 4 currently operate over capacity (greater than 100 percent collective utilization rate) and are expected to continue operating over capacity in the 2030 No-Action Condition. In the No-Action Condition, CSD 31, Sub-district 4 elementary school capacity is expected to increase by 880 seats, and enrollment is expected to increase from approximately 11,869 students under existing conditions to approximately 14,038 students. Therefore, the collective utilization rate is expected to increase from approximately 119 percent in existing conditions to approximately 129 percent in the No-Action Condition, with a deficit of approximately 3,195 seats.

INTERMEDIATE SCHOOLS

Intermediate schools in CSD 31, Sub-district 4 currently operate under capacity (less than 100 percent collective utilization rate) and are anticipated to continue operating under capacity in the No-Action Condition. In the No-Action Condition, CSD 31, Sub-district 4 intermediate school enrollment is expected to increase from approximately 4,411 students under existing conditions to approximately 4,731 students. Therefore, the collective utilization rate is expected to increase from approximately 77 percent in existing conditions to approximately 83 percent in the No-Action Condition, with a surplus of approximately 967 seats.

[16] Ibid, pg. 21. It should be noted that while the Curtis High School Annex has been opened since September 2017, the enrollment for the Annex is not accounted for in the *DOE, Enrollment – Capacity – Utilization Report, 2017-2018 School Year.* Therefore, the 307 additional high school seats are included in the No-Action Condition.

Table 4-7: 2030 Estimated No-Action Elementary and Intermediate School Enrollment, Capacity, and Utilization

Study Area	Projected 2030 Enrollment[1]	Students Introduced by No-Action Residential Development[2]	Total No-Action Enrollment[3]	Capacity[4]	Available Seats	Utilization (%)
Elementary Schools						
CSD 31, Sub-district 4	13,465	573	14,038	10,843	-3,195	129
Intermediate Schools						
CSD 31, Sub-district 4	4,510	221	4,731	5,698	967	83

Note(s):
[1] DOE Enrollment Projections (Projected 2018-2027). Projections for 2027, the latest year for which enrollment projections are available were assumed for the 2030 analysis year, pursuant to CEQR.
[2] SCA, Projected New Housing Starts for the 2020-2024 Capital Plan.
[3] Includes incremental elementary (1 student) and intermediate (1 student) students generated on the Projected Development Sites between existing conditions and the No-Action Condition.
[4] Reflects anticipated capacity changes in Table 4-6.

HIGH SCHOOLS

High schools in Staten Island currently operate over capacity (greater than 100 percent collective utilization rate), and are expected to continue to operate over capacity in the No-Action Condition. In the No-Action Condition, Staten Island high school capacity is expected to increase by 307 seats, and enrollment is expected to increase from approximately 16,177students under existing conditions to approximately 20,081 students. Therefore, the collective utilization rate is expected to increase from approximately 106 percent in existing conditions to approximately 129 percent in the No-Action Condition, with a deficit of 4,505 seats.

Table 4-8: 2030 Estimated No-Action Staten Island High School Enrollment, Capacity, and Utilization

Study Area	Projected 2030 Enrollment[1]	Students Introduced by No-Action Residential Development[2]	Total No-Action Enrollment[3]	Capacity[4]	Available Seats	Utilization (%)
Staten Island	19,676	405	20,081	15,576	—4,505	129%

Note(s):
[1] DOE Enrollment Projections (Projected 2018-2027). Projections for 2027, the latest year for which enrollment projections are available were assumed for the 2030 analysis year, pursuant to CEQR.
[2] SCA Capital Division, Housing Pipeline.
[3] Includes incremental high school students (1 student) generated on the Projected Development Sites between existing conditions and the No-Action Condition.
[4] Reflects anticipated capacity changes noted in Table 4-6.

THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITION)

As described in Chapter 1, "Project Description," it is assumed that the Proposed Actions would introduce 2,557 additional dwelling units to the Project Area. Based on updated student generation rates discussed above, the Proposed Actions would generate a total of approximately 1,331 new

students to CSD 31, Sub-district 4, including approximately 716 elementary school students, 282 intermediate school students, and 333 high school students.

Table 4-9: Estimated Number of Elementary and Intermediate Students Introduced in the Study Area in the 2030 Future With the Proposed Actions

Study Area	Housing Units	Students Introduced by the Proposed Development Sites		
		Elementary	Intermediate	High School
CSD 31, Sub-district 4	2,557	716	282	-
Staten Island	2,557	-	-	333

Note(s):
Based on updated student generation rates issued by SCA of 0.28 elementary school students per unit, 0.11 intermediate school students per unit, and 0.13 high school students per unit.

ELEMENTARY SCHOOLS

As shown in Table 4-10, in the With-Action Condition, elementary school enrollment in CSD 31, Sub-district 4 would exceed capacity. Elementary school enrollment would increase from 14,038 students in the No-Action Condition to 14,754 students in the With-Action Condition. Therefore, the elementary school collective utilization rate for CSD 31, Sub-district 4 would increase from approximately 129 percent in the No-Action Condition to approximately 136 percent in the With-Action Condition (a 7.0-percentage-point increase), with a deficit of approximately 3,913 elementary school seats.

Table 4-10: 2030 Estimated With-Action Elementary and Intermediate School Enrollment, Capacity, and Utilization

Study Area	Projected 2030 Enrollment[1]	Students Introduced by With-Action Residential Development[2]	Total With-Action Enrollment	Capacity[3]	Available Seats	Utilization (%)	Change in Utilization (%) from No-Action Condition
Elementary Schools							
CSD 31, Sub-district 4	14,038	716	14,754	10,843	-3,911	136	+7.0
Intermediate Schools							
CSD 31, Sub-district 4	4,731	282	5,013	5,698	685	88	+5.0

Note(s):
[1] Refer to Table 4-7.
[2] Refer to Table 4-7.
[3] Capacity based on No-Action capacity presented in Table 4-7.

As discussed above, according to the *CEQR Technical Manual*, a significant adverse impact may occur if a proposed action would result in both (i) a utilization rate of the elementary schools in the sub-district study area that is equal to or greater than 100 percent in the With-Action Condition; and (ii) an increase of 5 percentage points or more in the collective utilization rate between the No-Action and With-Action conditions.

Under the Proposed Actions, it is anticipated that the collective elementary school utilization rate in CSD 31, Sub-district 4 elementary schools would be 136 percent, which is an incremental increase of 7.0 percentage points over the No-Action Condition. Therefore, because elementary schools in CSD 31, Sub-district 4 would continue to operate over capacity in the With-Action Condition (greater than 100 percent collective utilization rate) and the incremental increase in the collective elementary school utilization rate of 7.0 percentage points is above the CEQR threshold of 5 percentage points, the Proposed Actions are anticipated to have a significant adverse indirect effect on elementary schools in CSD 31, Sub-district 4.

Please refer to Chapter 21, "Mitigation", for potential mitigation measures pertaining to public schools.

INTERMEDIATE SCHOOLS

As shown in Table 4-10, in the With-Action Condition, intermediate school enrollment in CSD 31, Sub-district 4 would not exceed capacity. Intermediate school enrollment would increase from approximately 4,731 students in the No-Action Condition to approximately 5,013 students in the With-Action Condition. Therefore, the intermediate school collective utilization rate for CSD 31, Sub-district 4 would increase from approximately 83 percent in the No-Action Condition to approximately 88 percent in the With-Action Condition (a 5.0-percentage-point increase), with a surplus of approximately 685 intermediate school seats.

According to the *CEQR Technical Manual*, a significant adverse impact may occur if a proposed action would result in both (i) the utilization rate of the intermediate schools in the sub-district study area is equal to or greater than 100 percent in the With-Action Condition; and (ii) there is an increase of 5 percentage points or more in the collective utilization rate between the No-Action and With-Action conditions.

Under the Proposed Actions, it is anticipated that the collective intermediate school utilization rate in CSD 31, Sub-district 4 would be approximately 88 percent, which is an incremental increase of 5.0 percentage points over the No-Action Condition. Therefore, although the incremental increase in the collective intermediate school utilization rate is at the CEQR threshold of 5.0 percentage points, because intermediate schools in CSD 31, Sub-district 4 would continue to operate under capacity, the Proposed Actions are not anticipated to have a significant adverse indirect effect on intermediate schools in CSD 31, Sub-district 4.

HIGH SCHOOLS

As shown in Table 4-11, in the With-Action Condition, Staten Island high schools are expected to operate over capacity (more than 100 percent collective utilization rate). High school enrollment in Staten Island would increase from approximately 20,081 students in the No-Action Condition to approximately 20,414 students in the With-Action Condition. Therefore, the high school collective utilization rate in Staten Island would increase from approximately 129 percent in the No-Action Condition to approximately 131 percent in the With-Action Condition (a 2.0-percentage-point increase), with a deficit of 4,838 high school seats. Therefore, the Proposed Actions are not anticipated to result in any potential significant adverse indirect effect on high schools.

Table 4-11: Estimated With-Action Staten Island High School Enrollment, Capacity, and Utilization

Projected 2030 Enrollment[1]	Students Introduced by the Proposed Action[2]	Total With-Action Enrollment	Capacity[3]	Available Seats	Utilization (%)	Change in Utilization (%) from No-Action Condition
20,081	333	20,414	15,576	-4,838	131%	2..0%

Note(s):
[1] Refer to Table 4-8.
[2] Refer to Table 4-8.
[3] Refer to Table 4-8.

E. INDIRECT EFFECTS ON PUBLICLY FUNDED CHILD CARE CENTERS

METHODOLOGY

ACS provides subsidized child care in center-based group child care, family-based child care, informal child care, and Head Start programs. Publicly financed child care services are available for income-eligible children through the age of 12. A CEQR analysis focuses on services for children under age six, because eligible children aged 6 through 12 are expected to be in school for most of the day.

Families eligible for subsidized child care must meet financial and social eligibility criteria established by ACS. Generally, children in families that have incomes at or below 200 percent of the federal poverty level are financially eligible. However, in some cases eligibility can go up to 275 percent. The family must also have an approved "reason for care," such as involvement in a child welfare case or participation in a "welfare-to work" program. Head Start is a federally funded child care program that provides children with half-day and full-day early childhood education. Eligibility for this program is limited to families with incomes at 130 percent or less of the federal poverty level.

The City's affordable housing market is fixed to the Area Median Income (AMI) rather than the federal poverty level. For the purposes of CEQR analysis, because family incomes at or below 200 percent of the federal poverty level fall under 80 percent of AMI, the number of housing units expected to be subsidized and targeted for incomes of 80 percent AMI or below is used as a proxy for eligibility. This provides a conservative assessment of demand, given that eligibility for subsidized child care is not defined strictly by income, taking into account family size and other reasons for care.

Because there are no locational requirements for enrollment in child care centers, and some parents or guardians choose a child care center close to their place of work rather than their residence, the service area of these facilities can be fairly large and is not subject to strict delineation geographically. However, for the purposes of this analysis, publicly funded group child care centers within approximately 1.5 miles of the Project Area were identified (the "Child Care Study Area").[17] ACS provided the most recent information regarding publicly funded group child care centers within the Study Area, including their current capacity, enrollment, and number of available slots. In accordance

[17] As outlined in the *CEQR Technical Manual*, the Child Care Study Area can range from 1.5 miles (in non-transit-rich areas) to somewhat larger than 1.5 miles (in transit-rich areas). Compared to other areas of New York City, the area surrounding the Project Area is not as transit-rich and thus a 1.5-mile radius was determined to be the appropriate as the Child Care Study Area for the Proposed Actions.

with *CEQR Technical Manual* guidance, family child care and voucher slots were not included in the analysis.

The child care center enrollment in the No-Action Condition was estimated by multiplying the number of new low-income and low- to moderate-income housing units expected in the 1.5-mile Child Care Study Area by the appropriate multiplier from Table 6-1b of the *CEQR Technical Manual*. The estimate of new publicly funded child care-eligible children was added to the existing child care enrollment to estimate enrollment in the No-Action Condition. In accordance with CEQR guidance, the child care-eligible population introduced by the Proposed Actions were also estimated using the child care multipliers. The With-Action publicly funded child-care eligible population was then added to the No-Action child care enrollment to determine future With-Action enrollment. According to the *CEQR Technical Manual*, if a project would result in demand for slots greater than the remaining slots for child care centers, and if that demand would constitute an increase of 5 percentage points or more in the collective capacity of child care centers serving the study area, a significant adverse impact may result.

EXISTING CONDITIONS

As shown in Table 4-12 and Figure 4-4, there are currently four publicly funded child care centers operating within the Child Care Study Area that have a combined capacity of 383 slots and 23 available slots (a 93.99 percent collective utilization rate). As noted above, while family-based child care centers and informal care arrangements provide additional slots in the Child Care Study Area, these slots are not included in this quantitative analysis.

Table 4-12: Publicly Funded Child Care Centers Serving the Project Area

Map No.[1]	Name	Address	Enrollment	Budget Capacity	Available Slots	Utilization (%)
1	Children's Aid Society, Inc.	159 Broadway	113	114	1	99.12%
2	Staten Island Mental Health Society, Inc.	16 Osgood Ave.	101	103	2	98.06%
3	Staten Island Mental Health Society, Inc.	100 Brighton Ave.	105	111	0	94.59%
4	Friends of Crown Heights Educational Centers, Inc.	195 Gordon St.	41	55	14	74.55
		Total	**360**	**383**	**23**	**93.99%**

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

As described in Chapter 2, "Land Use, Zoning, and Public Policy," there are a number of proposed or ongoing residential "No-Build" developments within the surrounding area that would be completed by the 2030 analysis year, in addition to the No-Action development anticipated on the Projected Development Sites identified in the RWCDS. For the purposes of the child care analysis, only the affordable residential units anticipated to be generated by No-Build projects are used to project the 2030 No-Action child care enrollment. In total, approximately 353 new affordable housing units are projected by 2030 (Chapter 2, "Land Use, Zoning, and Public Policy, Table 2-9"). No-Build affordable housing projects include URBY Phase 1a and 1b, Lighthouse Point Development, 533 Bay Street, and

125 Edgewater. However, 533 Bay Street (Block 490, Lot 4) is anticipated to be developed with 67 dwelling units of senior housing; therefore, for the purposes of this child care analysis, these 67 dwelling units of senior housing are excluded, and the child care analysis in this chapter considers approximately 286 new affordable housing units projected by 2030.

Based on *CEQR Technical Manual* generation rates, the additional 286 No-Build affordable housing units are expected to generate 26 additional publicly funded, child care-eligible children under age six to the Study Area, resulting in a total publicly funded child care center enrollment of 386.

As shown in Table 4-13, it is anticipated that the publicly funded child care center utilization rate would increase from approximately 93.99 percent in existing conditions (a surplus of 23 slots) to approximately 100.78 percent in the No-Action Condition (a deficit of 3 slots), which is an approximate 6.79-percentage-point increase. Therefore, child care centers in the Child Care Study Area would operate over capacity (more than a utilization rate of 100 percent).

Table 4-13: Comparison of Budget Capacity, Enrollment, Available Slots, and Percent Utilized for the 2018 Existing Conditions and the 2030 No-Action Condition

	Enrollment	Budget Capacity	Available Slots	Utilization (%)
Existing Conditions	360	395	23	93.99%
2030 No-Action Condition	386	395	-3	100.78%
No-Action Increment	**26**	**0**	**-26**	**6.79%**
Source(s): *CEQR Technical Manual, Chapter 6, "Community Facilities and Services," Table 6-1b.*				

THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITION)

The *CEQR Technical Manual* states that a detailed analysis of child care centers is required when a proposed action would produce substantial numbers of subsidized low- to moderate-income family housing units that may generate a sufficient number of eligible children to affect the availability of slots at publicly funded child care centers in the area. In the With-Action Condition, it is anticipated residential development on the Projected Development Sites would include approximately 1,061 affordable dwelling units by 2030, which is a net increase of 1,061 affordable dwelling units over the No-Action Condition. Residents with incomes no greater than approximately 80 percent AMI, as determined by the U.S. Department of Housing and Urban Development (HUD), would be eligible to apply for these affordable units, many of which would have the potential to be eligible for subsidized child care services.

Table 4-14: Projected Number of Publicly Funded Child Care Children Generated by the Proposed Actions

Affordable Dwelling Units Generated by the Proposed Actions	Generation Ratio per Unit (Children ≤ Age 6)	Number of Children ≤ Age 6 Generated
1,061	0.09	95
Source(s): *CEQR Technical Manual, Chapter 6, "Community Facilities and Services," Table 6-1b.*		

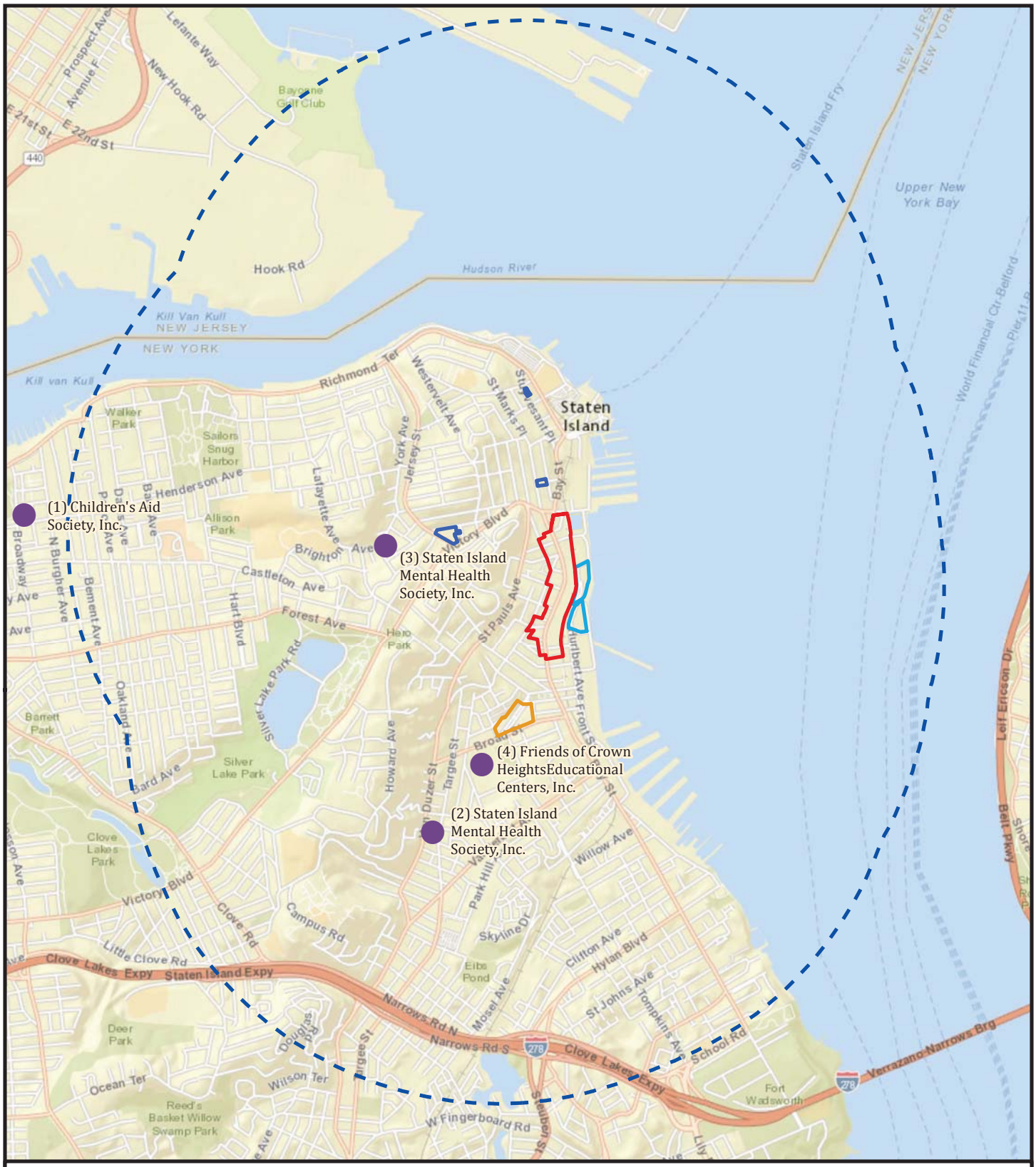


FIGURE 4-4: PUBLIC CHILD CARE CENTERS STUDY AREA
BAY STREET CORRIDOR REZONING AND RELATED ACTIONS

STATEN ISLAND, NY

Map Reference: Basemap: ESRI; Shapefile: NYC Dept of City Planning
Prepared by Langan

- Bay Street Corridor Project Area
- Canal Street Corridor Project Area
- City Disposition Sites
- Stapleton Waterfront Phase III Sites
- Study Area (1.5-mile radius)
- Public Child Care Centers

0 0.25 0.5 1 Miles

N

Based on Table 6-1b in the *CEQR Technical Manual,* the 1,061 additional affordable dwelling units in the With-Action Condition would generate approximately 95 additional children under the age of six that would potentially be eligible for publicly funded child care services (Table 4-14). As shown in Table 4-15, the collective utilization rate in the Child Care Study Area would increase from approximately 100.78 percent in the No-Action Condition to approximately 125.59 percent in the With-Action Condition (an approximately 24.80-percentage-point increase), with a deficit of approximately 98 slots in the Child Care Study Area.

Table 4-15: Comparison of Budget Capacity, Enrollment, Available Slots, and Percent Utilized for the 2030 Future No-Action and With-Action Conditions

	Enrollment	Budget Capacity	Available Slots	Utilization (%)
2030 No-Action Condition	386	383	-3	100.78%
2030 With-Action Condition	481	383	-98	125.59%
With-Action Increment	**95**	**0**	**-95**	**24.80%**
Source(s): *CEQR Technical Manual, Chapter 6, "Community Facilities and Services," Table 6-1b.*				

According to the *CEQR Technical Manual*, a significant adverse child care center impact could result if a proposed action results in (i) a collective utilization rate greater than 100 percent in the With-Action Condition; and (ii) an increase of 5 percentage points or more in the collective capacity of child care centers serving the study area over the No-Action Condition.

The Proposed Actions would add approximately 95 children that would be potentially eligible for subsidized child care to the Child Care Study Area, which would result in a utilization rate of approximately 125.59 percent (a 24.80-percentage-point increase over the No-Action Condition). Therefore, because publicly funded child care centers in the Child Care Study Area would be expected to operate over capacity in the With-Action Condition, the Proposed Actions have the potential to result in a significant adverse impact on publicly funded group child care centers. Please refer to Chapter 21, "Mitigation", for mitigation measures pertaining to child care centers.

Additional factors may limit the number of children requiring publicly funded child care slots in ACS-contracted child care centers. In such cases, families in the 1.5-mile Child Care Study Area could utilize different alternatives. For example, families could make use of homes licensed to provide family child care, instead of publicly funded group child care centers. Parents of eligible children may also use ACS vouchers to finance care at private child care centers within the Child Care Study Area. The voucher system has the potential to encourage the development of new private child care centers to meet the growing demand in the area under the With-Action Condition. Finally, eligible children are not restricted to a specific geographic area. The ACS voucher system allows parents and guardians to make use of public and private child care providers beyond the Child Care Study Area.

F. INDIRECT EFFECTS ON PUBLIC LIBRARIES

METHODOLOGY

According to the *CEQR Technical Manual*, service areas for neighborhood branch libraries are based on the distance that residents would travel to use library services, typically not more than 0.75 miles; this is referred to as the library's "catchment area." This libraries analysis compares the population generated by the Proposed Actions with the catchment area population(s) of the libraries available

within an approximately 0.75-mile area around the Project Area (the "Library Study Area"). There are two NYPL neighborhood branches within a 0.75-mile radius of the Project Area (Figure 4-5).

To determine the existing population of each library's catchment area, 2012-2016 American Community Survey (ACS) data was collected for all census tracts that fall within 0.75 miles of the respective library within the Project Area's overall catchment area (Figure 4-5). The catchment area populations in the No-Action and With-Action conditions were determined by multiplying the number of new housing units expected to be complete by the 2030 analysis year by the average household size of the Community District within which the housing unit is located in (based on 2010 U.S. Census data). The catchment area populations in the With-Action Condition were estimated by adding the anticipated population that would result from the Proposed Actions. The anticipated residents introduced by each Projected Development Site were assigned to each library within a 0.75-mile radius of the site. According to the *CEQR Technical Manual*, if an action would increase a library's catchment area population by 5 percentage points or more over the No-Action Condition, and if this increase would impair the delivery of library services in the study area, a significant impact could occur. Although a 5 percent or more increase in the library catchment area population is considered the CEQR threshold for determining if a significant adverse impact on public libraries would occur, it also considers if the increase would impair the delivery of library services. Recent upgrades and digitalization of library holdings have allowed for a larger population to access library resources electronically. Therefore, this analysis does not solely rely on CEQR thresholds to determine if the Proposed Actions would result in significant adverse impacts to public libraries.

EXISTING CONDITIONS

The Project Area is served by the NYPL system, which includes 13 libraries on Staten Island. As indicated in Figure 4-5, there are two NYPL neighborhood branches within a 0.75-mile radius of the Project Area: the Stapleton Branch and St. George Library Center. Table 4-16 below provides the catchment area population for each library, as well as the respective holdings-per-resident ratios, based on the census tract population within a 0.75-mile radius of each library (Figure 4-6). The libraries within the overall catchment area for the Project Area have a combined 117,312 holdings.[18] The two public libraries serving the Project Area are described in more detail below.

Table 4-16: Public Libraries Serving the Project Area

Map No.[1]	Library Name	Address	Holdings[2]	Catchment Area Population[3]	Holdings per Resident
1	New York Public Library (NYPL) – Stapleton Branch	132 Canal Street	43,923	29,265	1.50
2	St. George Library Center	5 Central Avenue	73,389	20,327	3.61

Note(s):
[1] Refer to Figure 4-5.
[2] Branch holdings as of April 2019. Provided by DCP via NYPL.
[3] 2012-2016 ACS total population for census tracts with 0.75-mile radius of the library.

The Stapleton Branch of the NYPL is located within the Canal Street Corridor Project Area on Canal Street, adjacent to Tappen Park. The branch originally opened in 1907 as a single-story brick and

[18] Branch holdings as of April 2019. Provided by DCP via NYPL.

limestone building designed by Carrère and Hastings and funded by Andrew Carnegie. In 2010, the library was temporarily closed due to extensive expansion and renovation. On June 11, 2013, the library was reopened with a new modern addition to the building. The branch serves the diverse community of Stapleton, presenting programs for a variety of age groups and providing access to technology, books, magazines, and other forms of media.[19] As shown in Table 4-16, the Stapleton Branch Center serves a catchment area of approximately 29,265 residents and has approximately 43,923 holdings, which is a holdings-per-resident ratio of approximately 1.50.

The St. George Library Center of the NYPL is located north of the Bay Street Corridor Project Area between City Disposition Sites 1 and 3. The branch was opened on June 26, 1907, as the largest library on Staten Island. The building was designed by Carrère and Hastings, who also designed the Stapleton Branch of the NYPL located to the south in the neighborhood of Stapleton. Carrère and Hastings were also the architects for the adjacent Borough Hall and County Court House. The Main Reading Room features a striking beamed ceiling. Stained glass windows created by New York artist David Wilson are situated directly behind the circulation desk. The lower panes of the stained glass reveal spectacular views of the New York harbor. In 2001, the branch was renovated, providing more computers for public use, a computer lab in the Center for Reading and Writing, and new carpeting and paint throughout the building.[20] In 2010, the branch underwent further renovations, including improvements to the Children's Room, which now occupies the entire second floor, having been expanded and renovated. The Teen Library is located on the lower level and provides resources and space designated for young adults, ages 13-17. In addition, the Center for Reading and Writing was relocated as the Adult Learning Center to a renovated space on the lower level. As indicated in Table 4-16, the St. George Branch serves a catchment area of approximately 20,327 residents, with approximately 73,389 holdings, which is a holdings-per-resident ratio of approximately 3.61.

[19] https://www.nypl.org/locations/stapleton
[20] https://www.nypl.org/about/locations/st-george-library-center

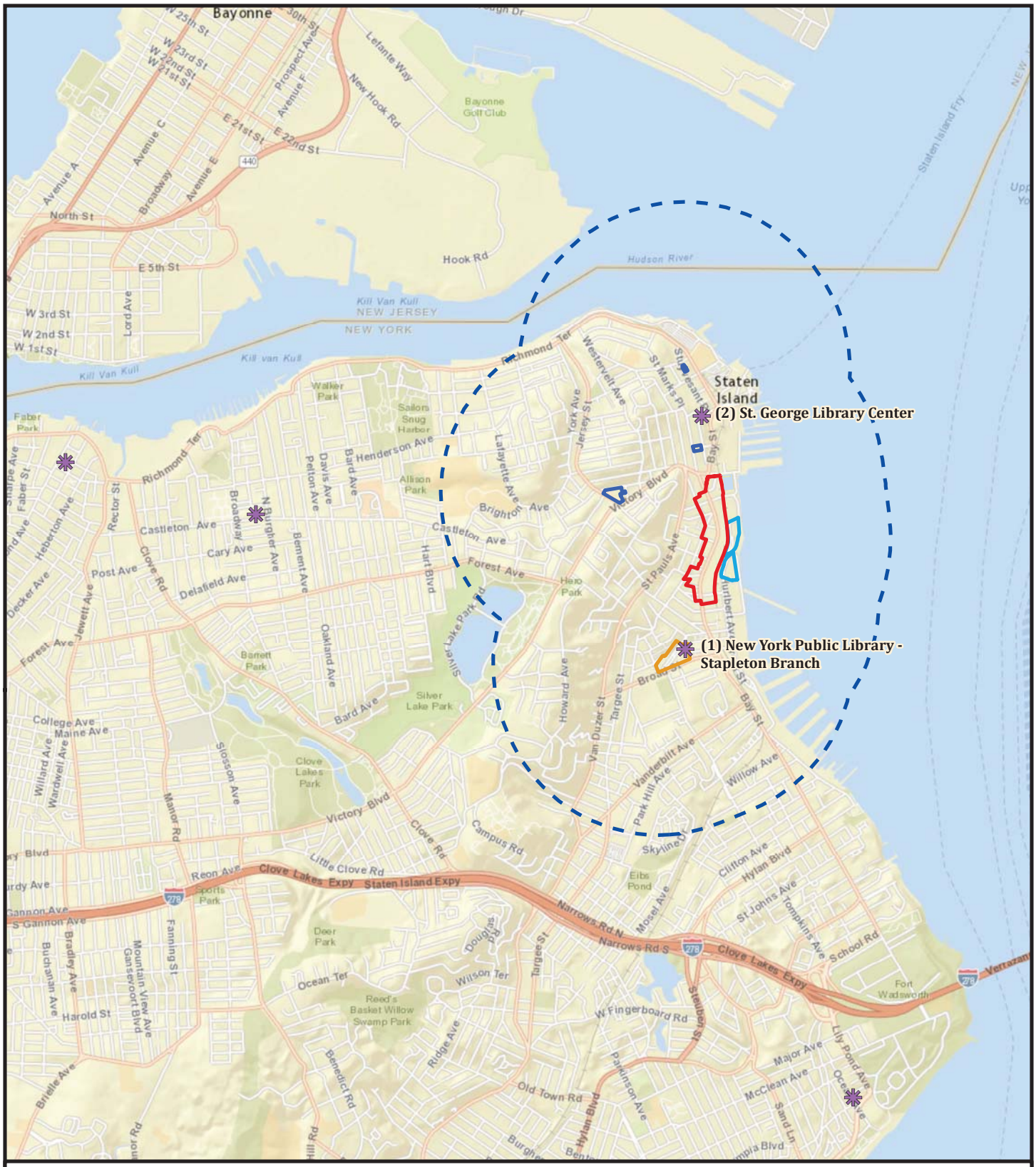


FIGURE 4-5: LIBRARIES WITHIN STUDY AREA
BAY STREET CORRIDOR REZONING AND RELATED ACTIONS

STATEN ISLAND, NY

Map Reference: Basemap: ESRI; Shapefile: NYC Dept of City Planning, MapPLUTO Data
Prepared by Langan



FIGURE 4-6: LIBRARY CATCHMENT AREAS
BAY STREET CORRDOR REZONING AND RELATED ACTIONS

STATEN ISLAND, NY

Map Reference: Basemap: ESRI; Shapefile: NYC Dept of City Planning, MapPLUTO Data

Prepared by Langan

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

As described in Chapter 2, "Land Use, Zoning, and Public Policy," in addition to the minimal No-Action development anticipated on the Projected Development Sites, there are a number of new residential developments expected to occur by 2030 that would increase the population within the Library Study Area. Table 4-17 summarizes the No-Action development anticipated within each library catchment area. As several developments are located within more than one catchment area, in such instances, the residents were assigned to the closest library, which residents from the development would be expected to frequent the most often.

Table 4-17: Anticipated No-Action Residential Development within Each Library Catchment Area

Library Catchment Area	Catchment Area Population[1]	Population Introduced in the No-Action Condition[2]	Total No-Action Population
NYPL – Stapleton Branch	29,265	3,583	32,848
St. George Library Center	20,327	306	20,633

Source(s): *Table DP04: Selected Housing Characteristics, NYC Community Districts, 2010-2012 American Community Survey 3-Year Estimates (NYC-Staten Island Community District 1--Port Richmond, Stapleton & Mariner's Harbor PUMA 3903, New York).*

Note(s):

[1] 2012-2016 ACS total population for census tracts with 0.75-mile radius of the library.

[2] Residential units located within more than one library catchment area are assigned to the closest library/libraries for analysis purposes. Residents calculated based on 2.74 persons per residential units in Staten Island Community District (CD) 1.

For analysis purposes, the number of holdings in each of the library branches is assumed to remain the same in 2030. Based on this assumption, Table 4-18 shows the anticipated holdings-per-resident ratios of the two libraries in the No-Action Condition. The No-Action holdings-per-resident ratios would range from 1.34 to 3.56. The NYPL Stapleton Branch would decrease by 0.16 holdings-per-residents as compared to existing conditions, and the St. George Library Center would decrease by 0.05 holdings-per-resident as compared to existing conditions.

Table 4-18: No-Action Holdings-per-Resident Ratios

Library Name	No-Action Holdings[1]	No-Action Catchment Area Population[2]	No-Action Holdings Per Resident
NYPL – Stapleton Branch	43,923	32,848	1.34
St. George Library Center	73,389	20,633	3.56

Note(s):

[1] Branch holdings as of April 2019. Provided by DCP via NYPL.

[2] Refer to Table 4-17.

THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITION)

According to the *CEQR Technical Manual*, if a proposed project or action increases the study area population by 5 percentage points or more as compared to the No-Action Condition, this increase may impair the delivery of library services to the study area, and a significant adverse impact could occur.

As described above, the Proposed Actions would result in a net increase of 2,557 residential units over the No-Action Condition. These 2,557 residential units in the With-Action Condition are expected to introduce an estimated 6,571 new residents to the Study Area by 2030, with 5,087 residents introduced within the Stapleton Branch Catchment Area and 1,484 residents introduced within the St. George Library Center Catchment Area. As several Bay Street Corridor Projected Development Sites are located within more than one catchment area, in such instances, the residents from the Projected Development Sites were assigned to the closest library, which residents from the development would be expected to frequent the most often.

Table 4-19 summarizes the Proposed Development Sites that fall within each respective library's 0.75-mile catchment area, and the resulting catchment area population increases. Under the Proposed Actions, the catchment area population of the NYPL Stapleton Branch and St. George Library Center is expected to increase by 15.49 percent and 7.19 percent, respectively, over the No-Action Condition.

Table 4-19: Anticipated With-Action Library Catchment Area Population Increases

Library Catchment Area	No-Action Population[1]	Projected Development Sites within Catchment Area[2]	Population Introduced in With-Action Condition[3]	Total With-Action Population	Increase in Catchment Area Population over No-Action Condition (%)
NYPL – Stapleton Branch	32,848	Bay Street Corridor Projected Development Sites No. 1, 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, and 17; Canal Street Corridor Projected Development Sites; and Stapleton Waterfront Phase III Sites A[4] and B1	5,087	37,935	15.49%
St. George Library Center	20,633	Bay Street Corridor Projected Development Sites No. 2, 7, 8, 9, and 10; Disposition Site 2; Stapleton Waterfront Phase III Site A[4]	1,484	22,117	7.19%

Source(s): *2012-2016 ACS Data.*
Note(s):
[1] Refer to Table 4-17.
[2] Projected development sites located within more than one library catchment area are assigned to the most proximate library/libraries.
[3] Assumes 2.74 persons per dwelling unit for residential units in Staten Island CD 1.
[4] Stapleton Waterfront Phase III Site A's With-Action residents were split between Stapleton and St. George catchment areas.

Table 4-20 presents the With-Action holdings-per-resident ratios for the Library Study Area. The holdings-per-resident ratio would decrease to 1.16 for the NYPL Stapleton Branch and 3.32 for the St. George Library Center.

Table 4-20: With-Action Holdings-per-Resident Ratios

Library Name	With-Action Holdings[1]	With-Action Catchment Area Population[2]	With-Action Holdings Per Resident
NYPL – Stapleton Branch	43,923	37,935	1.16
St. George Library Center	73,389	22,117	3.32

Note(s):
[1] Branch holdings as of April 2019. Provided by DCP via NYPL. Assumes no change in With-Action Condition.
[2] Refer to Table 4-17. [2] Refer to Table 4-19.

As the library catchment area populations for the NYPL Stapleton Branch and St. George Library Center would increase by more than 5 percentage points from the No-Action Condition, this level of increase may result in a noticeable change in the delivery of library services at these branches.

Although the population introduced by the Proposed Actions would result in an increase of more than 5 percentage points compared to the No-Action Condition, no significant adverse impacts on the NYPL branches in the Library Study Area are anticipated. Many of the residents in the NYPL-Stapleton Branch are within the catchment area of the St. George Library Center, which has a greater holdings and a smaller catchment population. Although there are no additional, public libraries within the immediate vicinity of the Project Area, residents in the Library Study Area would also have access to three NYPL libraries less than three miles of the Project Area and the entire NYPL system through the interlibrary loan system, which delivers books to the nearest library branch. Therefore, as noted above, there are more library resources available to Library Study Area residents than are reflected in this quantitative analysis. In addition, residents would also have access to libraries near their place of work. Furthermore, it is anticipated that the trend toward increased electronic research, the SimplyE mobile app,[21] and the interlibrary loan system would make space available for increased patron capacity and programs to serve the future population.

For these reasons, the Proposed Actions would not result in any potentially significant adverse impacts on library services. The NYPL has reviewed the library analysis and has concurred with the findings that the Proposed Actions are not anticipated to result in potentially significant adverse impacts to public libraries (see letter dated April 10, 2019 in Appendix K).

[21] SimplyE is a new mobile application that gives library cardholders the ability to browse, borrow, and read more than 300,000 free e-books from the NYPL.