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

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME GO Broome Street Development

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
19DCP119M	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY NYC Department of City Planning			NAME OF APPLICANT GO Broome LLC		
NAME OF LEAD AGENCY CONTACT PERSON Olga Abinader			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Simeon Maleh		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 432 Park Avenue South, 2nd Floor		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10016
TELEPHONE 212-720-3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 212-716-2585	EMAIL smaleh@gothamorg.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(9)

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

The proposed development consists of mixed-income housing, affordable senior housing, program and office space for the Chinese American Planning Council (CPC), space for the Beth Hamedrash Hagodol (BHH) synagogue, and retail uses. The proposed development would consist of two independent buildings linked by a landscaped interior courtyard totaling 462,142 gsf of development. One building would be a 30-story, 310-foot tall mixed-use, high-rise building with 316,421 gsf of residential space, approximately 40,222 gsf of space to be owned by CPC, and approximately 18,788 gsf of retail space. The second building would be a 16-story, approximately 165-foot tall Affordable Independent Residence for Seniors (AIRS) building with 82,923 gsf of residential space and 3,788 gsf of space to be owned as an independent condominium unit by BHH. The BHH space is intended to be used as a community facility use for use as a worship space and a Jewish cultural heritage space but BHH may elect to convert this space on an as-of-right basis to a commercial use (e.g., office use) in the future. Because of the small size of this space, the impacts of community facility and commercial use in this space are likely to be similar, and for purposes of a conservative environmental review, the BHH space will be assessed as a community facility. The proposed development would have approximately 488 residential units inclusive of up to 208 affordable residences composed of up to 93 Mandatory Inclusionary Housing (MIH) and 115 AIRS residences, representing overall affordability of approximately 40% across the proposed development. Separate from the proposed development, the owner of Lot 95 would develop a commercial addition on Lot 95 totaling approximately 4,759 gsf. Altogether, the With Action condition would total 466,901 gsf of new development.

Project Location

BOROUGH Manhattan	COMMUNITY DISTRICT(S) 3	STREET ADDRESS 60 Norfolk Street, N/A Norfolk Street
TAX BLOCK(S) AND LOT(S) Block 346, Lots 1, 37, 75 and 95; Block 351, Lot 1		ZIP CODE 10002
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Broome Street to the north, Suffolk Street to the east, Grand Street to the south, and Essex Street to the west		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R8		ZONING SECTIONAL MAP NUMBER 12c

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

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

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

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

☐ VARIANCE (use)

☐ VARIANCE (bulk)

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

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

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:

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

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

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

☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 107,577

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

Roads, buildings, and other paved surfaces (sq. ft.): 107,577

Other, describe (sq. ft.):

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 466,901 gsf

NUMBER OF BUILDINGS: 3*

*The addition to Lot 95 may be treated as a separate building.

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 375,431 gsf, 86,711 gsf, and 4,759 gsf

HEIGHT OF EACH BUILDING (ft.): 310', 165', 30'

NUMBER OF STORIES OF EACH BUILDING: 30, 16, and 2 stories

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: 32,401 (Block 346, Lots 37, 75 -- development site)

The total square feet not owned or controlled by the applicant: 75,176 (Block 346, Lots 1, 95; Block 351, Lot 1)

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO

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

AREA OF TEMPORARY DISTURBANCE: 32,401 sq. ft. (width x length)

VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)

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

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2023

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 30

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: The Norfolk and Suffolk buildings would be constructed at the same time. The small commercial addition on Lot 95 is assumed to be completed by the analysis year.

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

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: mixed residential & commercial (existing and in construction), parking, park/open space, public facilities and institutions

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures	senior housing and multi-residential	senior housing and multi-residential	Multi-Residential and AIRS	Multi-Residential and AIRS
No. of dwelling units	363	363	851	488
No. of low- to moderate-income units	338	338	546	208 (93 MIH, 115 AIRS)
Gross floor area (sq. ft.)	340,631	340,631	739,975	399,344
Commercial	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Retail	Retail	Retail	Retail
Gross floor area (sq. ft.)	4,118	4,118	27,665	23,547
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use	N/A	N/A	N/A	N/A
Gross floor area (sq. ft.)	N/A	N/A	N/A	N/A
Open storage area (sq. ft.)	N/A	N/A	N/A	N/A
If any unenclosed activities, specify:	N/A	N/A	N/A	N/A
Community Facility	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type	former BHH synagogue destroyed by fire (Block 346, Lot 37); community/day care center (Block 351, Lot 1)	former BHH synagogue destroyed by fire (Block 346, Lot 37); community/day care center (Block 351, Lot 1)	Community Center & House of Worship	Community Center & House of Worship
Gross floor area (sq. ft.)			44,010	44,010
Vacant Land	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," describe:	Accessory Parking Lot to Hong Ning Building	Accessory Parking Lot to Hong Ning Building	N/A	
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces	33	33		-33
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
POPULATION				
Residents	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify number:	755	755	1,770	1,015
Briefly explain how the number of residents was calculated:	The total population was based on 2012-2016 ACS data of an average household size of 2.08 for Manhattan Community District 3. The proposed AIRS units are analyzed as non-senior units for the purposes of conducting a conservative analysis.			
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	Retail	Retail	Retail	Retail
No. and type of workers by business	4 retail employees	4 retail employees	28 retail employees	24 retail employees
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	The number of retail workers is estimated at 1 worker per 1,000 sf of retail space.			
Other (students, visitors, concert-goers, *etc.*)	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If any, specify type and number:	26 (9 community facility employees and 17 residential workers)	26 (9 community facility employees and 17 residential workers)	92 (53 community facility employees and 39 residential workers)	66 (44 community facility employees and 22 residential workers)
Briefly explain how the number was calculated:	The number of community facility employees was calculated by assuming 1 employee per 1,000 sf of community facility space. In addition, the number of employees working at the residential buildings was estimated at 1 worker per 22 dwelling units.			
ZONING				
Zoning classification	R8	R8	R9-1, C2-5 overlay	
Maximum amount of floor area that can be developed	6.02	6.02	10	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	mixed residential & commercial, parking, park/open space, public facilities and institutions	mixed residential & commercial, parking, park/open space, public facilities and institutions	mixed residential & commercial, parking, park/open space, public facilities and institutions	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
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 Draft Scope		
(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 more than 200 residential units *or* 200,000 square feet of commercial space?	☒	☐
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☒
o If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	☐	☐

	YES	NO
enhance, or otherwise protect it?		
iv. Indirect Business Displacement		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☒
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☒
v. Effects on Industry		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Child Care Centers		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	☐	☐
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
ii. Libraries		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
o If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iii. Public Schools		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	☐	☐
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
iv. Health Care Facilities		
o Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
o If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
o Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
o If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the 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?	☐	☒
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	☐	☐
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	☐	☐
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☒	☐
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☐
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	☐	☐

	YES	NO
percent?		
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: See Draft Scope of Work.	☐	☐
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?	☒	☐
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See Draft Scope		
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See Draft Scope of Work.		
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?	☐	☒
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. See Draft Scope of Work.		
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(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: potential chemicals associates with historic operations at the site, including printing, coppersmith, tinsmith, and laundry services	☒	☐
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? See Draft Scope of Work.	☒	☐
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?	☐	☒

	YES	NO
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☐
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☐
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
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): 18,860		
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?	☐	☒
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 66,723,407.9		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☒	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***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/rail 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 Draft Scope	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☒	☐
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Draft Scope		
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☒	☐
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☐	☒
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-	☐	☐

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

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	SIGNATURE	DATE
Allison Ruddock		December 27, 2018

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? ☐ ☒

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
Acting Director, Environmental Assessment and Review Division	New York City Department of City Planning, acting on behalf of the City Planning Commission
NAME: Olga Abinader	DATE: January 25, 2019
SIGNATURE	

Part II: Technical Analysis

1.1 Land Use, Zoning, and Public Policy

According to the *CEQR Technical Manual,* a land use analysis characterizes the uses and development trends in the area that may be affected by a project, describes the public policies that guide development, and determines whether a project is compatible with those conditions and policies or whether it may affect them. The proposed actions include a zoning map amendment, a series of zoning text amendments, and proposed modifications to zoning regulations applicable to the project area, which would result in changes to current uses and underlying height and bulk regulations at the development site. An assessment of the proposed actions' potential impacts on land use, zoning, and public policy will be provided in the Environmental Impact Statement (EIS) (see the Draft Scope of Work).

1.2 Socioeconomic Conditions

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual,* the six principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement due to increased rents; (5) indirect business displacement due to retail market saturation; and (6) adverse effects on a specific industry. The following describes whether each of these issues needs to be addressed in the EIS.

Direct Residential Displacement

There is no residential use located on Projected Development Site 1 (Block 346, Lots 37 and 75). While there is residential use located on Projected Development Site 2 (Block 346, Lot 95), the residences would be retained in the future with the proposed actions, and the small commercial addition would be constructed on another portion of Projected Development Site 2; therefore, the proposed project would not result in any direct residential displacement impacts, and no further assessment of this issue is required.

Direct Business Displacement

There are no commercial uses located on Projected Development Site 1. There is some commercial use located on the ground floor of Projected Development Site 2. These existing commercial uses are grandfathered and will not be affected by the proposed project. The proposed project would not replace the existing commercial use on the site; therefore, the proposed project would not result in any direct business displacement impacts, and no further assessment of this issue is required.

Indirect Residential Displacement

The proposed actions would result in the development of 488 dwelling units (DUs), which exceed the 200-unit threshold requiring a preliminary assessment of potential indirect residential displacement. Therefore, in accordance with *CEQR Technical Manual* guidelines, an analysis of the proposed action's potential to result in significant adverse impacts due to indirect residential displacement will be provided in the EIS (see the Draft Scope of Work).

Indirect Business Displacement

The proposed development's neighborhood retail space and the small commercial addition on Lot 95 would not result in retail space exceeding the CEQR threshold of 200,000 square feet of commercial space to warrant further analysis. The proposed actions would result in an incremental increase of 23,547 gsf of commercial space on the projected development sites over the No-Action condition. Therefore, the proposed project would not result in any indirect business displacement impacts, and no further assessment of this issue is required.

Specific Industries

The proposed project and the small commercial addition on Lot 95 would not be expected to affect conditions within a specific industry, or substantially reduce employment or impair viability in a specific industry or category of businesses. Therefore, no further assessment of this issue is required.

1.3 Community Facilities

The *CEQR Technical Manual* states that a community facilities assessment is appropriate if a project would have a direct effect on a community facility (e.g. schools, libraries, health care facilities, child care facilities, police and fire protection services) or if it would have an indirect effect by introducing new populations that would overburden existing facilities.

The proposed project would not displace any community facilities; however, it would result in a new residential population that would create new demands for community facilities. The *CEQR Technical Manual* provides thresholds for each type of community facility.

The proposed project would not exceed the minimum number of units that would trigger detailed analyses of libraries, health care facilities, and police and fire protection services. According to the *CEQR Technical Manual,* the proposed project would have to introduce 901 units to trigger detailed analysis of libraries or introduce a sizeable new neighborhood (e.g. a project similar to the scale of Hunters' Point South in Long Island City, Queens) to warrant further analyses of health care facilities and police and fire protection services. At 488 units in an already-developed neighborhood in Manhattan, the proposed project would not exceed these thresholds.

For schools, per the *2014 CEQR Technical Manual*, in Manhattan, an analysis of public elementary and intermediate schools is warranted when a project introduces more than 310 incremental residential units (that is, units assumed to be inhabited by families with school-aged children, or pupils). Public high school analyses are warranted when a larger

increment—2,492 residential units—is anticipated. These thresholds are informed by Projected Public School Ratios—residential multipliers indicating how many pupils may be generated by new housing.

Recently, new Projected Public School Ratio data was released by the SCA as part of the documents used in drafting the DOE/SCA FY2020-2024 Capital Plan Proposed November 2018. It utilizes the 2012-2016 American Community Survey – Public Use Microdata Sample and is available at SCA's website under Capital Plan Reports & Data. According to this data, multipliers for Primary and Intermediate Schools have been refined to reflect how many pupils are generated by new housing at the school district level (multipliers for High Schools have been maintained at the borough level). As a result, the thresholds for determining when public schools analyses are necessary have changed. For elementary and intermediate schools, in School District 2 in Manhattan if a project is anticipated to introduce more than 725 incremental residential units, an analysis is warranted. For high schools in Manhattan, the new threshold is 7,126 incremental residential units. The *2014 CEQR Technical Manual* has not been updated to reflect these new thresholds. DCP as lead agency, in consultation with the Mayor's Office of Environmental Coordination (MOEC) has determined that the 2012-2016 American Community Survey – Public Use Microdata Sample data should be used as the basis for determining the need for a public schools CEQR analysis, in order to present a reasonable and accurate environmental assessment.

The proposed development, as stated by the Applicant, would introduce 115 units intended for seniors. These units are not expected to generate pupils. However, for purposes of presenting a conservative analysis, it is assumed that these 115 units would include families with school-aged children, in addition to 373 "non-senior" residential units already considered in the environmental analyses. This would add up to a total increment of 488 residential units. Using the newly updated Projected Public School Ratios, the 488 incremental residential units would fall below the thresholds that trigger public elementary, intermediate, and high school analyses. Therefore, the proposed project does not warrant an analysis of indirect effects on public school capacity related to elementary, intermediate or high schools.

For child care facilities, the threshold for analysis is whether a project would introduce 20 or more eligible children under age 6; in Manhattan, the minimum number of affordable residential units that would trigger a detailed analysis is 170 units. As noted above, while the proposed project would include 115 units intended for seniors, for purposes of a conservative analysis, all 488 units are assumed to be family units subject to MIH. Assuming 20 percent of those units would be affordable at or below 80 percent area median income (AMI),[1] the project would introduce 98 units that could create a demand for child care slots, which is below the 170-unit threshold. Therefore, the proposed project does not warrant an analysis of child care facilities, and no significant adverse impacts would result.

[1] As described in the *CEQR Technical Manual*, the City's affordable housing market is pegged to the Area Median Income (AMI) rather than the Federal Poverty Level (FPL) set forth in the manual. Lower-income units must be affordable to households at or below 80 percent AMI. Since family incomes at or below 200 percent FPL fall under 80 percent AMI, for the purposes of CEQR analysis, the number of housing units expected to be subsidized and targeted for incomes of 80 percent AMI or below provides a conservative estimate of the number of housing units with children that are eligible for publicly funded child care services.

1.4 Open Space

The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an area of open space (e.g. displacement of an existing open space resource) or an indirect effect through increased population size (for the development site, an assessment would be required if the proposed project's population is greater than 200 residents or 500 employees).

The proposed project is not expected to result in an incremental increase of 500 workers compared to the No-Action condition; therefore, an assessment of the potential for indirect open space impacts due to an increased worker population is not warranted. However, the increase in the residential population resulting from the proposed project would exceed the 200-resident CEQR threshold requiring a residential open space analysis. Therefore, an open space analysis will be provided in the EIS (see Draft Scope of Work).

1.5 Shadows

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

The proposed project would result in a new structure greater than 50 feet in height, and the development site is located opposite from a new open space currently under construction at Suffolk Street. Therefore, a shadows assessment will be provided in the EIS to determine how the project-generated shadow might affect this resource and whether it would reach other nearby sunlight-sensitive resources (see Draft Scope of Work).

1.6 Historic and Cultural Resources

According to the *CEQR Technical Manual,* a historic and cultural resources assessment is required if there is the potential to affect either archaeological or architectural resources. LPC determined the potential for the recovery of remains from Colonial and 19th Century occupation on the projected development sites. Further, there are architectural resources in the surrounding area, including the remnants of the Beth Hamedrash Hagodol synagogue – a city landmark that was largely destroyed by a fire on May 14, 2017 – located on the development site. Therefore, a historic and cultural resources analysis will be prepared for the EIS (see Draft Scope of Work).

1.7 Urban Design and Visual Resources

According to the methodologies of the *CEQR Technical Manual,* if a project requires actions that would result in physical changes to a project site beyond those allowable by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared. The proposed project would result in a physical change to the streetscape that will change the pedestrian

experience, and therefore a preliminary assessment of urban design and visual resources will be prepared in the EIS (see Draft Scope of Work).

1.8 Natural Resources

As stated in the *CEQR Technical Manual,* a natural resource is defined as a plant or animal species and any area capable of providing habitat for plant and animal species or capable of functioning to support environmental systems and maintain the City's environmental balance (e.g. surface and groundwater, wetlands, landscaped areas, gardens, and built structures used by wildlife). An assessment of natural resources is appropriate if a natural resource exists on or near the project site, or if a proposed action involves disturbance of that resource. The development site is disturbed and does not contain natural resources as defined by the *CEQR Technical Manual*. Therefore, an assessment of natural resources will not be provided in the EIS.

1.9 Hazardous Materials

According to the *CEQR Technical Manual,* a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. A Phase I environmental site assessment (ESA) has been prepared for the development site, and the past use history of the development site and the potential for the presence of hazardous materials on the development site will be discussed in the EIS (see Draft Scope of Work).

1.10 Water and Sewer Infrastructure

According to the *CEQR Technical Manual,* a water and sewer infrastructure assessment analyzes whether a proposed project may adversely affect New York City's water distribution and, if so, assess the effects of such projects to determine whether the impact is significant, and present potential mitigation strategies and alternatives. Because the proposed project would not introduce an incremental increase of 1,000 residential units or 250,000 square feet of commercial space over the No-Action condition and is located in a combined sewer area within Manhattan, an analysis of water and sewer infrastructure will not be included in the EIS.

1.11 Solid Waste and Sanitation Services

The proposed project is expected to generate 18,860 pounds per week of solid waste, which would not exceed *CEQR Technical Manual* thresholds (100,000 pounds per week/50 tons per week). Therefore, the proposed project would not result in any significant adverse impacts to solid waste and sanitation services, and no further analysis is required. The EIS will not include a solid waste and sanitation services analysis.

1.12 Energy

According to the *CEQR Technical Manual,* a detailed assessment of energy impacts is only required for projects that would significantly affect the transmission or generation of energy or that would result in substantial consumption of energy. The proposed project would not affect the transmission or generation of energy and is expected to consume 66,723,407.9 British Thermal Units (BTUs) per year. As the proposed actions would not affect the transmission or generation of energy, a detailed analysis is not warranted. However, a preliminary assessment of proposed project's energy needs will be provided in the EIS as part of the Greenhouse Gas Emissions assessment.

1.13 Transportation

According to the *CEQR Technical Manual,* detailed transportation analyses may be warranted if a proposed project results in 50 or more vehicle-trips and/or 200 or more transit/pedestrian trips during a given peak hour. The proposed project is expected to exceed these thresholds, and therefore, detailed analyses of the proposed project's potential to result in significant adverse impacts will be performed and provided in the EIS (see Draft Scope of Work).

1.14 Air Quality

The proposed project would result in new developments with fossil fuel-fired heating, ventilation, and air conditioning (HVAC) systems. Therefore, a stationary source analysis will be provided in the EIS (see Draft Scope of Work). This includes a screening analysis of the potential impacts from the proposed project's HVAC system to determine whether the emissions from any on-site fuel-fired HVAC system equipment (e.g. boilers/hot water heaters) are significant, as well as an assessment of emissions from existing industrial sources. The number of incremental vehicular trips introduced by the proposed project is not expected to exceed the *CEQR Technical Manual* thresholds for carbon monoxide and fine particulate matter, and therefore, it is expected that further analysis of mobile sources will not be included in the EIS.

1.15 Greenhouse Gas Emissions and Climate Change

According to the *CEQR Technical Manual,* GHG assessments are appropriate for projects in New York City being reviewed in an EIS that would result in the development of 350,000 square feet or greater. Because the proposed project exceeds this threshold, an analysis of GHG emissions from the proposed project will be undertaken in the EIS (see Draft Scope of Work).

1.16 Noise

The *CEQR Technical Manual* states that a noise analysis is appropriate if an action would generate mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Because the proposed project would generate vehicular traffic, could

result in an increase in noise levels at nearby sensitive receptors (e.g. residences, parks, schools), and would introduce new sensitive receptors, a noise study will be provided in the EIS (see Draft Scope of Work).

1.17 Public Health

According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any of these technical areas and the lead agency determines that a public health assessment is warranted, an analysis will be provided in the EIS (see Draft Scope of Work).

1.18 Neighborhood Character

The EIS will include detailed analyses of the proposed actions' potential impacts in areas related to the character of a neighborhood, as defined by the *CEQR Technical Manual* (e.g., land use, zoning, and public policy, socioeconomic conditions, urban design and visual resources). According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a project has the potential to result in significant adverse impacts in one of the relevant technical areas, or when a project may have moderate effects on several of the elements that define a neighborhood's character. Therefore, if warranted based on an evaluation of the proposed project's impacts, an assessment of neighborhood character will be provided in the EIS, following the methodologies outlined in the *CEQR Technical Manual* (see Draft Scope of Work).

1.19 Construction

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. A construction analysis will be included in the EIS to describe the construction schedule and logistics (see Draft Scope of Work).