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 Block 675 East

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
17DCP159M	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
Pending	

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
New York City Department of City Planning			See page 1a		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin, Director, EARD			See page 1a		
ADDRESS 120 Broadway, 31st Floor			ADDRESS		
CITY New York	STATE NY	ZIP 10271	CITY	STATE	ZIP
TELEPHONE (212) 720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE	EMAIL	

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)10

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 two applicants—DD West 29th Street LLC (Applicant A) and West 30th Street LLC (Applicant B)—are requesting discretionary actions to facilitate the redevelopment of two project sites in the West Chelsea neighborhood of Manhattan Community District 4. The two project sites (project site A—601 West 29th Street and project site B—606 West 30th Street) are located on Block 675, Lots 12, 29, 36, and 39 bounded by West 29th and West 30th Streets, Route 9A/Twelfth and Eleventh Avenues. The project area includes the two project sites as well as an intervening lot (Lot 38), which is not part of either project site. The two project sites and Lot 38 would be rezoned and included in the Special Hudson River Park District. With the proposed actions, each site would be developed with a mixed use building (see Page 1a, "Project Description"). The two projects will be considered together for the purposes of environmental review due to their adjacency, similarity of the land use actions being proposed, and concurrent development schedules.

Project Location

BOROUGH Manhattan	COMMUNITY DISTRICT(S) 4	STREET ADDRESS 601 West 29th Street, 604-606 West 30th Street
TAX BLOCK(S) AND LOT(S) Block 675, Lots 12, 29, 36, 38 and 39		ZIP CODE 10001

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The affected area includes a portion of the block bounded by West 30th Street to the north, Eleventh Avenue to the east, West 29th Street to the south, and Twelfth Avenue to the west.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M2-3 | ZONING SECTIONAL MAP NUMBER 8B

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 ZR Sections 89-00, 89-21, Appendix F

2b. APPLICANT INFORMATION

DD West 29th LLC, c/o Douglaston Development
Steven Charno
42-09 235th Street
Douglaston, NY 11363
(212) 400-9292
scharno@ddny.com

West 30th Street, LLC
c/o David Karnovsky
Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza, New York, NY 10004
(212) 859- 8927
David.Karnovsky@friedfrank.com

4. PROJECT DESCRIPTION

The two applicants—DD West 29th Street LLC (Applicant A) and West 30th Street LLC (Applicant B)—are requesting discretionary actions to facilitate the redevelopment of two project sites in the West Chelsea neighborhood of Manhattan Community District 4 (see **Figure 1**). The two project sites (project site A—601 West 29th Street and project site B—606 West 30th Street) are located on Block 675, Lots 12, 29, 36, and 39 bounded by West 29th and West 30th Streets, Route 9A/Twelfth and Eleventh Avenues (see **Figure 2**). The project area includes the two project sites as well as an intervening lot (Lot 38), which is not part of either project site. The two project sites and Lot 38 would be rezoned and included in the Special Hudson River Park District. In addition to the project area, the affected area includes a portion of Hudson River Park, which is the granting site for the transfer of floor area to the project sites; the granting site as well as the receiving sites would be mapped as part of the Special Hudson River Park District.

PROPOSED ACTIONS

The applicants are proposing the following actions in order to facilitate the development of the two proposed projects.

ACTIONS REQUIRED FOR PROJECT SITE A

The proposed actions include:

- Zoning text amendment to modify the Appendix to the Special Hudson River Park District regulations (Zoning Resolution Section 89-00 et seq.) to define a portion of Piers 59, 60 and 61 and the headhouse in Hudson River Park as the "granting site" and project site A as the "receiving site" in the special district.
- Zoning text amendment to Appendix F of the Zoning Resolution to map a Mandatory Inclusionary Housing (MIH) designated area on project site A.
- Zoning text amendment to Zoning Resolution Section 89-10 of the Special Hudson River Park District to modify the bulk regulations of the underlying C6-4X District.
- Zoning map amendment to rezone the development site from an M2-3 manufacturing zoning district to a C6-4X commercial zoning district, which would permit residential, community facility, and local retail and service uses and increased density. Under the special district regulations, the uses and increased density permitted by the proposed C6-4X zoning district would not be applicable to the project site absent the grant of the special permit pursuant to ZR Section 89-21 of the Special Hudson River Park District.
- Special permit pursuant to Zoning Resolution Section 89-21 of the Special Hudson River Park District to permit the transfer of 123,437.5 square feet of unused development rights from the granting site to project site A and to permit certain bulk waivers on project site A.

- Chairperson's certification pursuant to Zoning Resolution Section 89-21 of the Special Hudson River Park District to allow a building permit for project site A to be issued, on the basis that Applicant A and the Hudson River Park Trust (HRPT) have agreed on payment terms for the proposed transfer of development rights.

It is expected that there will be a Restrictive Declaration in connection with the proposed project, which would govern the proposed project's development.

In addition, the development on project site A also requires an action by HRPT. HRPT must conduct a Significant Action process as required by the Hudson River Park Act, Chapter 592 of the Laws of 1998 ("the Act") before its Board of Directors can approve the proposed transfer of development rights. Further, before the Board can approve the sale, it must also comply with the State Environmental Quality Review Act (SEQRA) and adopt SEQRA Findings.

Independent of the proposed actions described above, there may also be site selection of an FDNY EMS station by FDNY and the New York City Department of Citywide Administrative Services (DCAS).

ACTIONS REQUIRED FOR PROJECT SITE B

The proposed actions include:

- Zoning text amendment to create a Map in the Appendix to the Special Hudson River Park District regulations (ZR Section 89-00 et seq.) to define a portion of Piers 59, 60, and 61 and the headhouse in Hudson River Park as the "granting site," and project site B and Lot 38 as the "receiving site" in the special district.
- Zoning text amendment to Appendix F of the Zoning Resolution to map an MIH designated area on project site B.
- Zoning text amendment to Zoning Resolution Section 89-10 of the Special Hudson River Park District to modify the bulk regulations of the underlying C6-4X District.
- Zoning map amendment to rezone project site B from an M3-2 manufacturing zoning district to a C6-4X commercial zoning district, which would permit residential, community facility, and local retail and service uses and increased density. Under the special district regulations, the uses and increased density permitted by the proposed C6-4X zoning district would not be applicable to the project site absent the grant of the special permit pursuant to ZR Section 89-21 of the Special Hudson River Park District.
- Special permit pursuant to ZR Section 89-21 of the Special Hudson River Park District to permit the transfer of 29,625 square feet of unused development rights from the granting site to project site B and to permit certain bulk and use waivers on project site B, which are being developed. Under the special district regulations, the uses and increased density permitted by the proposed C6-4X zoning district would not be applicable to the project site absent the grant of the special permit.
- Chairperson's certification pursuant to ZR Section 89-21 of the Special Hudson River Park District to allow a building permit for project site B to be issued, on the basis that Applicant B and HRPT have agreed on payment terms for the proposed transfer of development rights.

It is expected that there will be a Restrictive Declaration in connection with the proposed project, which would govern the proposed project's development.

In addition, the development on project site B requires an action by HRPT. HRPT must conduct a Significant Action process as required by the Hudson River Park Act, Chapter 592 of the Laws of 1998 (the "Act") before its Board of Directors can approve the proposed transfer of development rights. Further, before the Board can approve the sale, it must also comply with SEQRA and adopt SEQRA Findings.

ACTIONS APPLICABLE TO LOT 38

As part of the actions proposed by Applicant B, Lot 38 would be rezoned to C6-4X and included in the Special Hudson River Park District along with the surrounding lots. No development is proposed for this site and no floor area is proposed to be transferred from Hudson River Park to this site at this time.

Pursuant to the special district regulations, since no special permit to transfer floor area is being sought for Lot 38, the use and bulk regulations of the M2-3 district apply. The maximum amount of development that would be permitted would remain 2 FAR, and no residential use is or would be allowed on this site. However, since it would be rezoned and included in the special district, potential development on this site is conservatively assumed for the environmental review to be similar to the development on the two project sites.

FUTURE WITH THE PROPOSED ACTIONS

In total, in the With Action condition, it is assumed that the project area would contain up to 1,230 dwelling units, up to 39,186 gsf of retail, up to 66,036 gsf of accessory parking and mechanical space (246 parking spaces), and 12,500 gsf of public facility (anticipated as a FDNY-EMS Station). The development program assumed in the With Action condition is described below.

PROJECT SITE A

With the proposed actions, project site A, located at 601 West 29th Street (Block 675, Lots 12, 29, and 36), would be redeveloped with up to 960,000 gross square feet (gsf) in a mixed use residential and commercial building. Project site A would contain up to 905,000 gsf of residential uses (up to 990 units); up to 15,000 gsf of retail uses; up to 21,000 gsf of accessory parking (up to 198 spaces); and up to 6,500 gsf of bicycle parking. The building may also include approximately 12,500-gsf to be occupied by an FDNY EMS station. Site selection of an FDNY EMS station by FDNY and DCAS may be undertaken independent of the proposed actions.

PROJECT SITE B

With the proposed actions, project site B, located at 606 West 30th Street (Block 675, Lot 39), would be developed with up to 229,157 gsf in a mixed use residential and commercial building. It would include approximately 175,393 gsf of residential space (206 units), approximately 20,732 gsf of commercial retail space (including 8,461 sf of cellar level back of house and retail storage space), and 33,032 sf of other uses (including parking/mechanical with 42 parking spaces).

LOT 38

While there is no proposal to develop or transfer floor area from Hudson River Park to Lot 38 at this time, since it would be rezoned and included in the Special Hudson River Park District as a receiving site, its potential to be redeveloped under the proposed rezoning will be conservatively considered as part of the environmental review. Assuming full utilization of the development potential of this site at 12.0 FAR, Lot 38 would generate approximately 3,454 gsf of commercial space, 29,224 gsf of residential space (34 units), and 5,504 gsf of parking/mechanical space (6 parking spaces).

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

☐ VARIANCE (use)

☐ VARIANCE (bulk)

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

☐ LEGISLATION

☐ RULEMAKING

☐ CONSTRUCTION OF PUBLIC FACILITIES

☐ 384(b)(4) APPROVAL

☐ OTHER, explain:

☐ FUNDING OF CONSTRUCTION, specify:

☐ POLICY OR PLAN, specify:

☐ FUNDING OF PROGRAMS, specify:

☐ PERMITS, specify:

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

☒ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)

☐ LANDMARKS PRESERVATION COMMISSION APPROVAL

☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☒ YES ☐ NO If "yes," specify: HRPT Significant Action pursuant to the Hudson River Park Act.

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.): ±78,999

Roads, buildings, and other paved surfaces (sq. ft.): ±78,999

Waterbody area (sq. ft.) and type:

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): Up to 1,227,340

NUMBER OF BUILDINGS: 2

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Up to 960,000; 229,157; 38,183 (hypothetical floor area on Lot 38)

HEIGHT OF EACH BUILDING (ft.): ±702 (including mechanical bulkheads); ±507 (including mechanicals)

NUMBER OF STORIES OF EACH BUILDING: ±62; ±32

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: ±76,531

The total square feet not owned or controlled by the applicant: 2,468

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: ±76,531 sq. ft. (width x length)

VOLUME OF DISTURBANCE: ±351,993 cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: ±76,531 sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2021

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 36 months

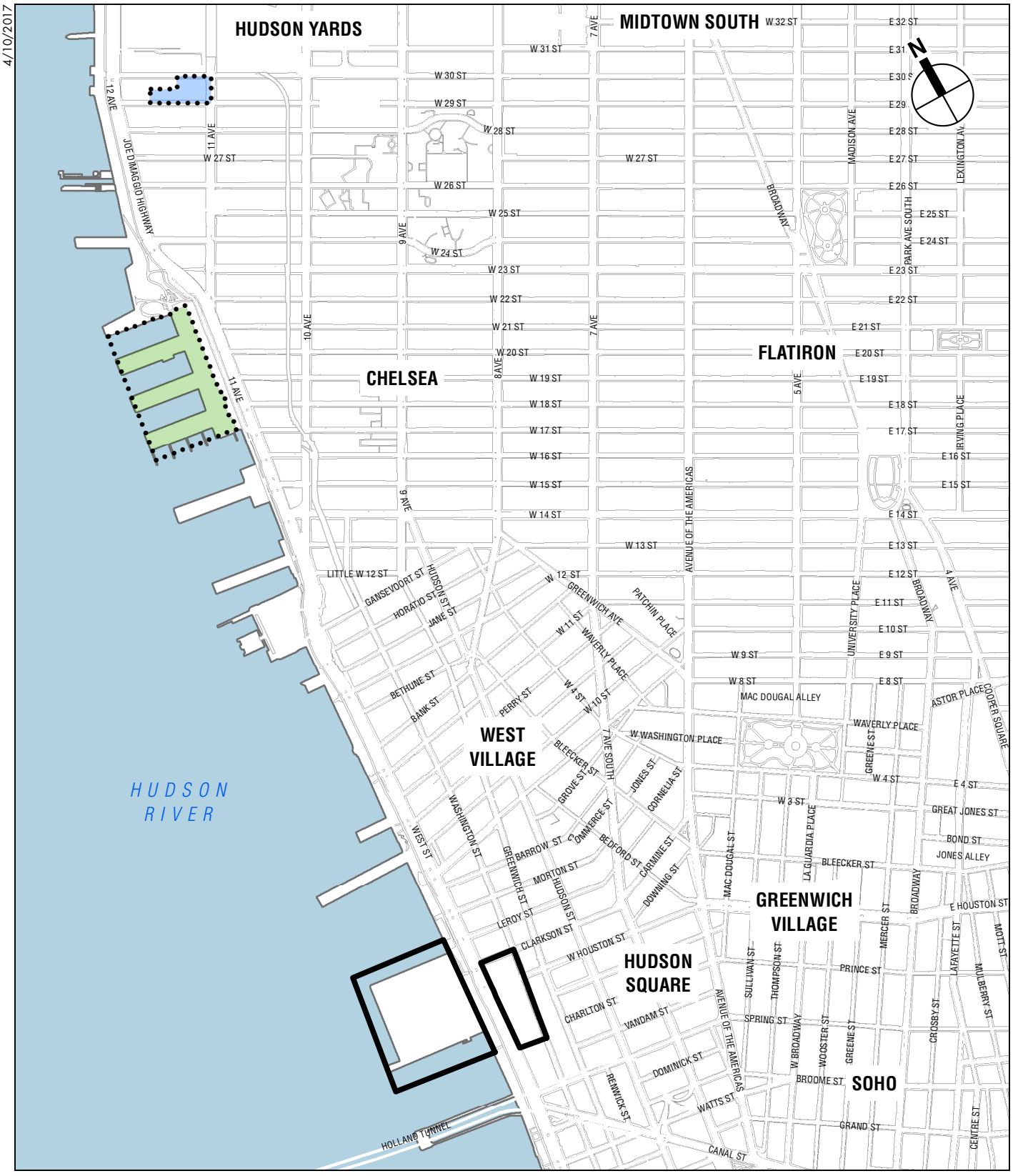
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY? N/A

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: N/A

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

☒ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Transportation/Utility

4/10/2017



Project Area/Proposed Receiving Sites

Proposed Granting Site

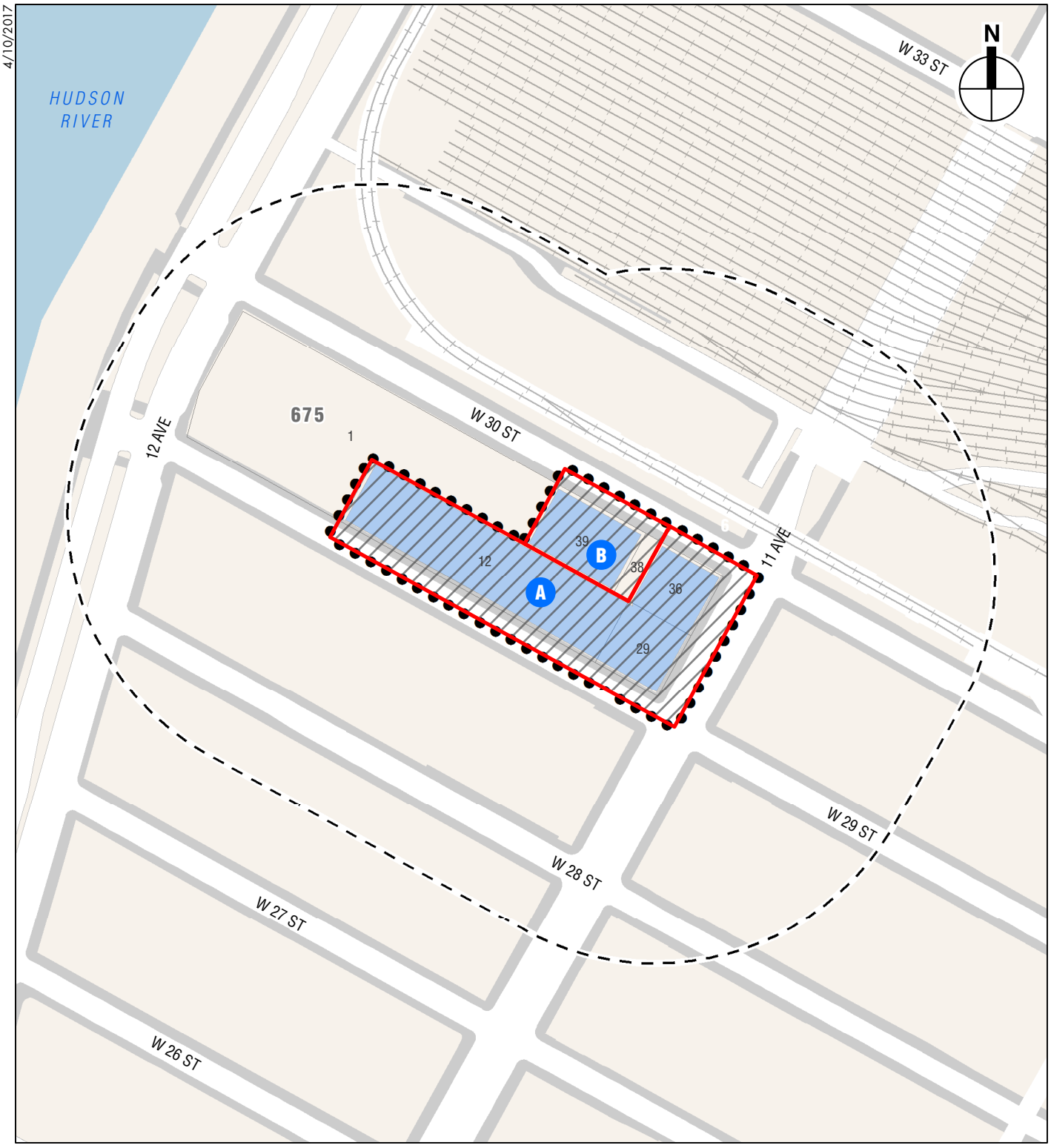
Existing Special Hudson River Park District

Proposed Special Hudson River Park District

BLOCK 675 EAST

Project Location

Figure 1



A Project Sites
Study Area (400-foot boundary)
Proposed C6-4X
675 Tax Block
12 Tax Lot (Block 675)

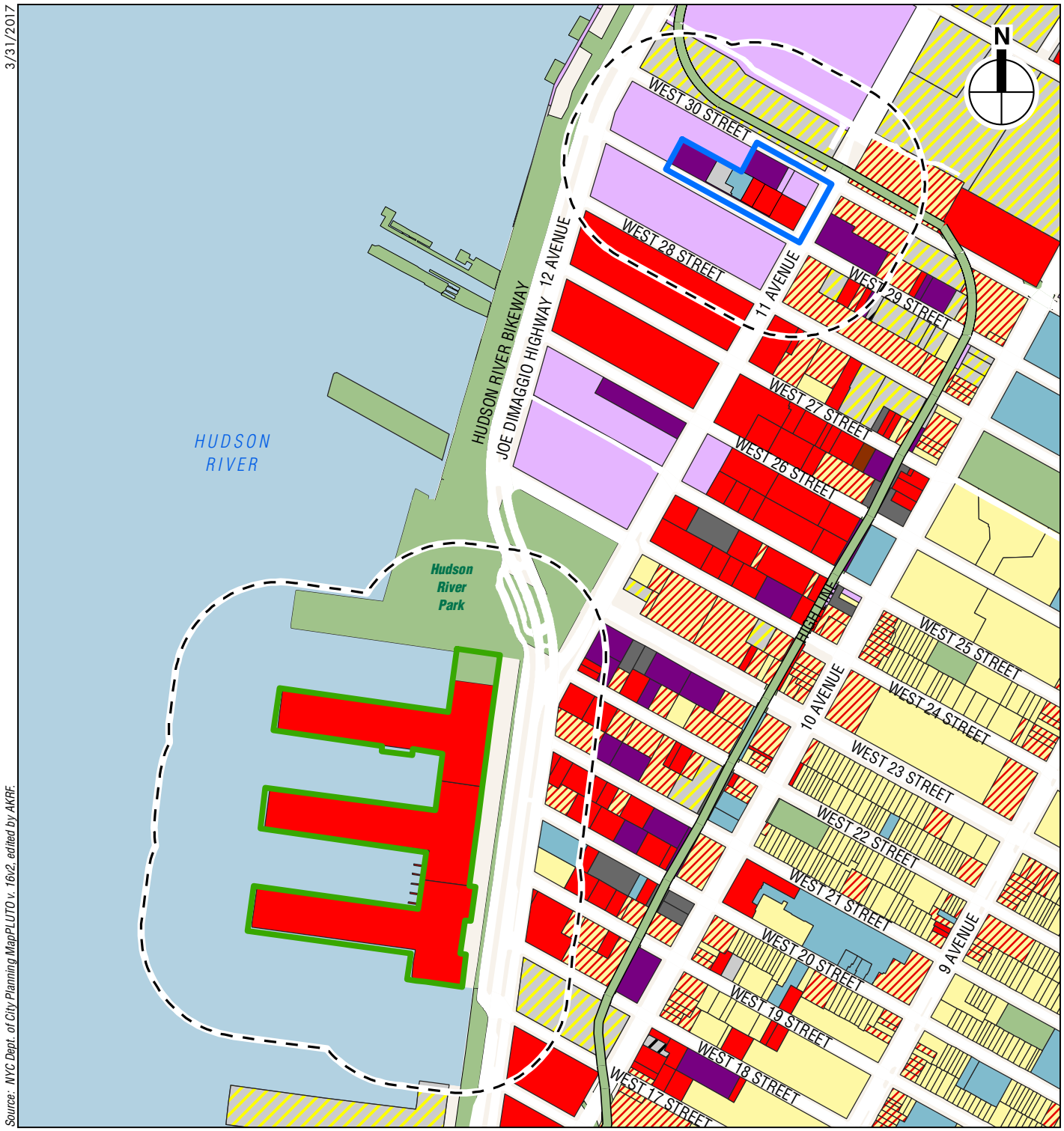
Project Area
Receiving Sites

Proposed Special Hudson River Park District

0 500 FEET

BLOCK 675 EAST

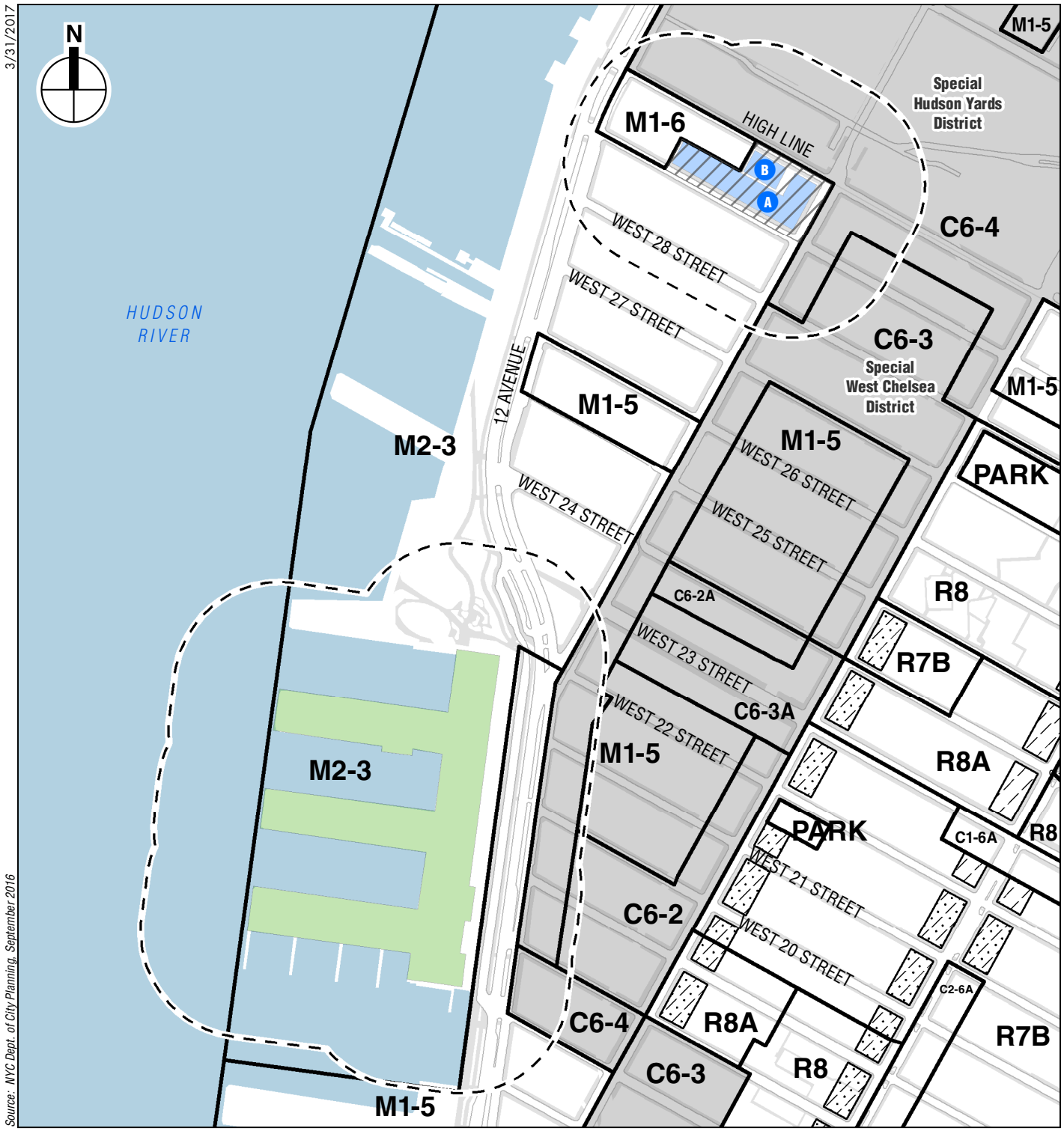
Project Sites
Figure 2



BLOCK 675 EAST

Existing Land Use

Figure 3



A Project Sites
Granting Site
Study Area (400-foot boundary)
Zoning Districts
C1-5 Commercial Overlay District
C2-5 Commercial Overlay District
Special Purpose District

Project Area
Receiving Sites

0 500 FEET

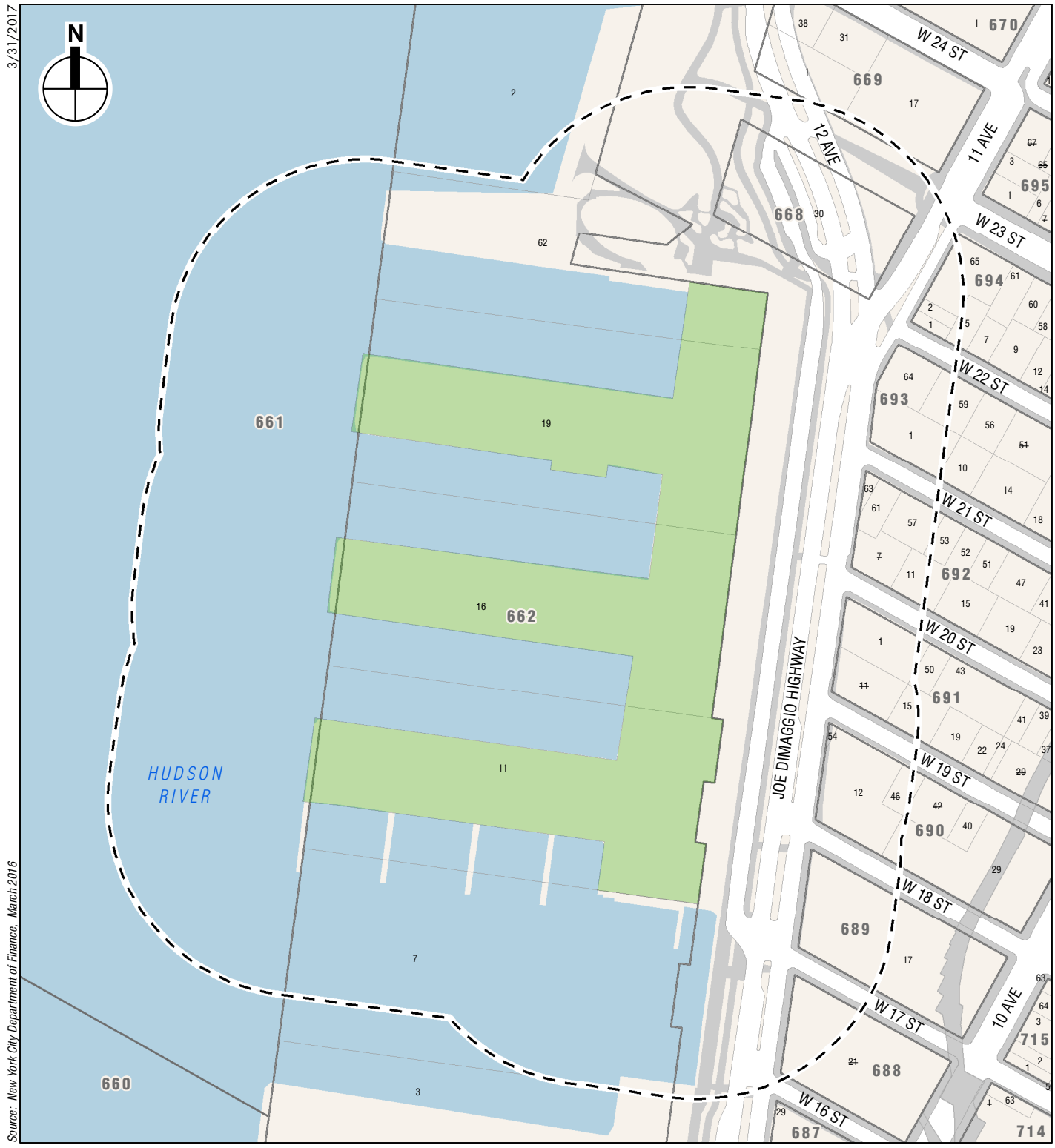
BLOCK 675 EAST

Existing Zoning
Figure 4



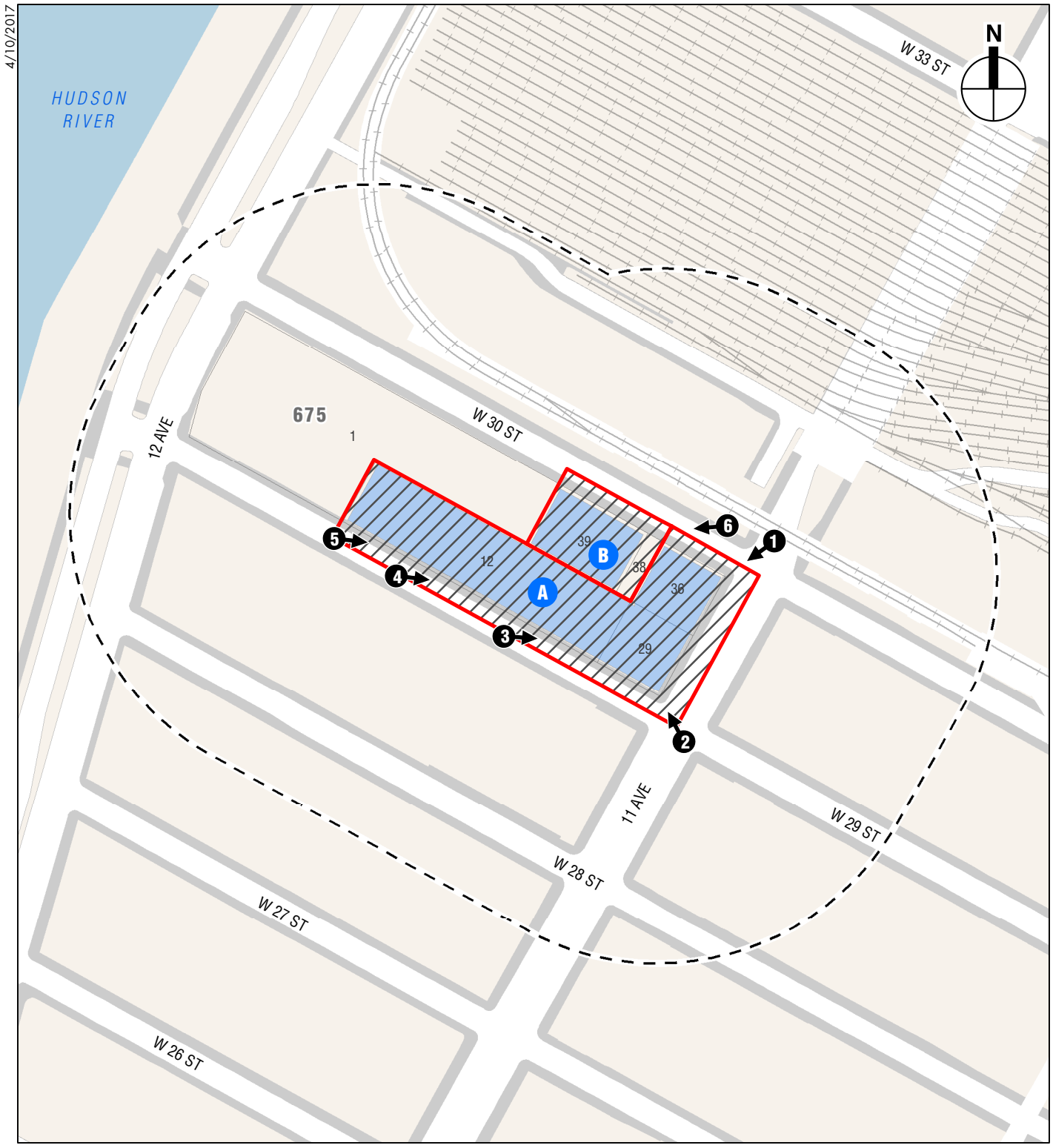
BLOCK 675 EAST

Project/Receiving Sites Tax Map
Figure 5



BLOCK 675 EAST

Granting Site Tax Map
Figure 6



BLOCK 675 EAST

Photograph Locations
Figure 7



View looking southwest on W. 30th Street at Project Site A **1**



View looking northwest on W. 29th Street at Project Site A **2**



View looking northeast on W. 29th Street at Project Site A **3**



View looking northeast on W. 29th Street at Project Site A **4**



View looking northeast on W. 29th Street at Project Site A **5**



View looking southwest on W. 30th Street at Project Site B **6**

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			Apartment Buildings	Apartment Buildings
No. of dwelling units			Up to 1,230	Up to 1,230
No. of low- to moderate-income units			Up to 369	Up to 369
Gross floor area (sq. ft.)			Up to 1,109,617	Up to 1,109,617
Commercial	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Artist studios, DSNY offices, gas station	Artist studios, DSNY offices, gas station	Retail	Retail
Gross floor area (sq. ft.)	±56,865	±56,865	Up to 39,186	-17,679
Manufacturing/Industrial	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use	Vehicle maintenance, auto repair	Vehicle maintenance, auto repair		
Gross floor area (sq. ft.)	18,521	18,521		-18,521
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type			FDNY EMS	FDNY EMS
Gross floor area (sq. ft.)			±12,500	+12,500
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
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:	PANYNJ security, office, and vehicle storage	PANYNJ security, office, and vehicle storage		
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces			0	
No. of accessory spaces			Up to 246	Up to 246
Operating hours				
Attended or non-attended			Attended	
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
POPULATION				
Residents	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If "yes," specify number:			2,030	+2,030
Briefly explain how the number of residents was calculated:	Estimated using an average household size of 1.65 (Manhattan Community District 4, U.S. Census 2010)			
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	Artist Space/DSNY/ Gas Station/Auto Repair	Artist Space/DSNY/ Gas Station/Auto Repair	Retail/EMS	
No. and type of workers by business	150/52/10/4	150/52/10/4	98/75	-43
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Worker population based on standard employment density ratios of 1 employee per 250 sf of office use, 1 employee per 400 sf of retail use, and 1 employee per 1,000 sf of gas station use. Artist Space and EMS based on estimates provided by Applicant A.			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	M2-3	M2-3	C6-4X	
Maximum amount of floor area that can be developed	2 FAR	2 FAR	12 FAR	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	M1-6, M2-3, C6-4	M1-6, M2-3, C6-4	M1-6, M2-3, C6-4	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

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 attached DSOW.		
(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. See attached DSOW.		
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? N/A	☐	☐
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? N/A	☐	☐
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? **To be completed as part of DEIS. See attached DSOW.**	☐	☐
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected? TBD in DEIS—See DSOW	☐	☐
iii. Direct Business Displacement To be completed as part of DEIS. See attached DSOW.		
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 To be completed as part of DEIS. See attached DSOW.		
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 To be completed as part of DEIS. See attached DSOW.		
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 To be completed as part of DEIS. See attached DSOW.		
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? TBD	☐	☐
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?TBD	☐	☐
ii. Libraries To be completed as part of DEIS. See attached DSOW.		
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? TBD	☐	☐
o If "yes," would the additional population impair the delivery of library services in the study area? TBD	☐	☐
iii. Public Schools To be completed as part of DEIS. See attached DSOW.		
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? TBD	☐	☐
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?TBD	☐	☐
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? To be completed as part of DEIS. See attached DSOW.		
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: To be completed as part of DEIS. See attached DSOW.	☐	☐
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 attached DSOW.		
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. The High Line is S/NR-eligible. Other known architectural resources are located in the study area. To be completed as part of DEIS. See attached DSOW.		
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? TBD.	☐	☐
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. To be completed as part of DEIS. See attached DSOW.		
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: gas station, vehicle repair	☒	☐
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	☒	☐
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	☒	☐

	YES	NO
commercial space in the Bronx, Brooklyn, Staten Island, or Queens?		
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13? N/A	☐	☐
(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? N/A	☐	☐
(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): 59,147		
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): 149,064,406		
(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? TBD	☐	☐
(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)	☒	☐
(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 attached DSOW.		
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☒	☐
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☒	☐

	YES	NO
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. To be completed as part of DEIS. See attached DSOW.	☐	☐
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 attached DSOW.		
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. To be completed as part of DEIS, if warranted. See attached DSOW.		
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. To be completed as part of DEIS. See attached DSOW.		
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. To be completed as part of DEIS. See attached DSOW.		

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
Steven Charno DD West 29th LLC	Steve Charno, authorized Signatory	4/12/2017
David Karnovsky on behalf of West 30th Street, LLC		4/12/2017

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.

Additional Technical Information for EAS Part II

This Environmental Assessment Statement (EAS) and the attached Draft Scope of Work for the Environmental Impact Statement (EIS) follow the methodologies presented in the 2014 *CEQR Technical Manual*. Tasks associated with each technical analysis are also described in the Draft Scope of Work document. See Page 1A, "Project Description," for more information regarding the proposed projects and the proposed actions.

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. As the proposed projects include zoning map amendments, zoning text amendments, and special permits, they would represent a change of use on the project sites; and have the potential to affect land use trends and applicable public policies in the study area. Therefore, the EIS will include a land use, zoning, and public policy analysis, including the completion of a New York City Waterfront Revitalization Program (WRP) Consistency Assessment Form, which is described in the Draft Scope of Work.

SOCIOECONOMIC CONDITIONS

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

DIRECT RESIDENTIAL DISPLACEMENT

The proposed projects would not directly displace any residents. Therefore, an assessment of direct residential displacement is not warranted.

DIRECT BUSINESS DISPLACEMENT

Since the proposed projects could directly displace several businesses, a building and business inventory will be undertaken to determine the number of businesses on the project sites and an estimated number of employees that could be displaced.

It is expected that the employment displaced from the project sites would exceed the 100-employee CEQR threshold warranting further analysis. Therefore, an assessment of direct business displacement will be included in the EIS, as described in the Draft Scope of Work.

INDIRECT RESIDENTIAL DISPLACEMENT

The proposed projects would introduce up to 1,230 residential units, which exceeds the 200-unit threshold requiring a preliminary assessment of potential indirect residential displacement. Therefore, an assessment of indirect residential displacement will be included in the EIS, as described in the Draft Scope of Work.

INDIRECT BUSINESS DISPLACEMENT

According to the *CEQR Technical Manual*, if a project would directly displace more than 100 employees, then an assessment of potential indirect business displacement is appropriate. As further described in the Draft Scope of Work, an assessment of indirect business displacement will be included in the EIS.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

A preliminary assessment will consider whether the proposed projects could significantly affect business conditions in any industry or category of businesses, or would substantially reduce employment or impair viability in a specific industry or category of businesses, as described in the Draft Scope of Work.

COMMUNITY FACILITIES AND SERVICES

The *CEQR Technical Manual* states that a community facilities assessment is appropriate if a project would have a direct effect on a community facility or if it would have an indirect effect by introducing new populations that would overburden existing facilities.

The proposed projects would not displace any community facilities; however, the proposed projects would result in a new residential population that would create new demands for community facilities. The following describes whether each of the community facilities and services specified in the *CEQR Technical Manual* require analysis in the EIS:

- Schools. The threshold for analysis is the introduction of more than 50 elementary and/or intermediate school students or 150 or more high school students who are expected to attend public schools. In Manhattan, projects that would result in at least 310 residential units would be expected to require an elementary/intermediate schools analysis and projects that would generate 2,492 residential units would require a high schools analysis. With up to 1,230 units, the proposed projects would be expected to exceed the threshold for an analysis of elementary/intermediate schools, but not an analysis of high schools. Therefore, an elementary/intermediate school analysis will be included in the EIS, as described in the Draft Scope of Work.
- Libraries. The threshold for analysis is an increase of more than five percent in the catchment area populations of libraries in the study area. In Manhattan, the development of at least 901 units would trigger the need for a libraries analysis. The proposed projects would exceed this threshold, and therefore, an analysis of libraries will be included in the EIS, as described in the Draft Scope of Work.
- Health Care Facilities. The threshold for analysis is the introduction of a sizeable new neighborhood (such as Hunter's Point South). The proposed projects would not result in the creation of a new neighborhood. Therefore, the proposed projects would not result in significant adverse impacts to health care facilities, and no further analysis is necessary.
- Child Care Facilities. The threshold for analysis is the introduction of 20 or more children under the age of 6, eligible for publicly funded childcare centers based on residence in low/moderate-income residential units. The proposed projects are expected to exceed this threshold, and therefore a child care assessment will be provided in the EIS, as described in the Draft Scope of Work.
- Police and Fire Protection. The threshold for analysis is the introduction of a sizeable new neighborhood. As noted above, the proposed projects would not result in the creation of a new neighborhood. Therefore, the proposed projects would not result in significant adverse impacts to police and fire protection in the study area, and no further analysis is necessary.

OPEN SPACE

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

The proposed projects are not expected to result in an incremental increase of 500 or more employees; therefore, an assessment of the potential for indirect effects on open space due to an increased worker population is not warranted. However, the increase in the residential population resulting from the proposed projects will exceed the 200-resident CEQR threshold requiring a residential open space analysis. Therefore, an open space analysis will be provided in the EIS, as described in the Draft Scope of Work.

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 projects would result in new structures taller than 50 feet. A shadows assessment is therefore required to determine whether project-generated shadow might affect nearby publicly accessible open space resources such as the High Line to the north, Hudson River Park, the Route 9A bikeway/walkway and the Hudson River to the west, or any other nearby sunlight-sensitive resources. Therefore, a shadows study will be provided in the EIS, as described in the Draft Scope of Work.

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. Since the proposed projects would require at least some subsurface disturbance on portions of the project sites, it will be necessary to analyze the potential impacts of the proposed projects on archaeological resources. There are no known architectural resources on the project sites, but there are architectural resources in the surrounding area. Therefore, a historic and cultural resources analysis will be prepared for the EIS, as described in the Draft Scope of Work.

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 allowed 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 actions will allow buildings with density beyond that permitted by existing zoning, and therefore a preliminary assessment of urban design and visual resources will be prepared in the EIS, as described in the Draft Scope of Work.

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. Such resources include surface and groundwater, wetlands, dunes and beaches, grasslands, woodlands, landscaped areas, gardens, and build structures used by wildlife. An assessment of natural resources is appropriate if a natural resources exists on or near the site of the proposed action, or if an action involves disturbance of that resource. The project sites are located in a fully developed area of Manhattan, and contain limited natural resources other than exterior structural habitat and common urban wildlife species that use these structural habitats (e.g., rock doves, house sparrow, etc.). Any individual wildlife that use the project sites would be expected to move to adjacent similar habitats. Therefore, an assessment of natural resources is not warranted.

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. Phase I Environmental Site Assessments (ESAs) for the project sites that include the review of historic Sanborn maps, regulatory databases, and a site reconnaissance will be summarized in the hazardous materials chapter. If needed, additional hazardous materials studies (e.g., Phase II Environmental Site Investigation) will also be performed. The potential for the presence of hazardous materials on the project sites will be discussed in the EIS, as described in the Draft Scope of Work.

WATER AND SEWER INFRASTRUCTURE

As shown in **Table 1**, the proposed projects would be expected to use approximately 222,441 gallons of water per day.

Table 1
With Action Condition Water Consumption

Use	Size	Rate	Consumption (gallons per day)
Retail Space			
Domestic	39,186 sf	0.24 gpd/sf	9,405
Air Conditioning	39,186 sf	0.17 gpd/sf	6,662
Residential			
Residents	2,030[1]	100 gpd/person	203,000
EMS Use[2]			
Domestic	12,500 sf	0.10 gpd/sf	1,250
Air Conditioning	12,500 sf	0.17 gpd/sf	2,125
		Total	**222,441**

Notes: [1] Based on 1,230 units and an average household size of 1.65.
[2] Water consumption rates based on office use.
Source: Rates from *CEQR Technical Manual* (2014 edition).

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 or sewer system and, if so, assess the effects of such projects to determine whether their impact is significant, and present potential mitigation strategies and alternatives. Because the proposed projects would introduce an incremental increase above the No Action condition of more than 1,000 residential units and is located in a combined sewer area within Manhattan, an analysis of water and sewer infrastructure is warranted and will be included in the EIS, as described in the Draft Scope of Work.

SOLID WASTE AND SANITATION SERVICES

A solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the city's Solid Waste Management Plan or with the state policy related to the city's integrated solid waste management system. New York City's solid waste system includes waste minimization at the point of generation, collection, treatment, recycling, composting, transfer, processing, energy recovery, and disposal. The *CEQR Technical Manual* states that few projects generate substantial amounts of solid waste (50 tons a week or more) that would result in a significant adverse impact. As shown in **Table 2**, the proposed projects are expected to generate approximately 59,147 pounds (29.6 tons) of waste per week. Although this is below the amount of solid waste that could affect the city's capacity to handle solid waste, the EIS will include an assessment of solid waste generation, as described in the Draft Scope of Work.

Table 2
With Action Condition Solid Waste Generation

Use	Program	Employment	Generation Rate (pounds per week)	Total (pounds per week)
General Retail	39,186	98 employees[1]	79 per employee	7,742
EMS[2]	12,500	75 employees	13 per employee	975
Residential	1,230 units	N/A	41 per household	50,430
			Total	**59,147**

Notes: [1] Retail employment based on 400 sf per employee.
[2] Solid waste generation rates based on office use. Employment estimate provided by the Applicant A.
Source: Rates from *CEQR Technical Manual* (2014 edition).

ENERGY

As described in the *CEQR Technical Manual*, all new structures requiring heating and cooling are subject to the 2010 New York City Energy Conservation Code. Therefore, the need for a detailed assessment of energy impacts would be limited to projects that may significantly affect the transmission or generation of 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 projects would not affect the transmission or generation of energy. As shown in **Table 3**, it is expected that the proposed projects,

when in operation, would result in a consumption of approximately 149.1 billion British Thermal Units (BTUs) per year. The *CEQR Technical Manual* recommends that projects subject to an assessment of greenhouse gas emissions should estimate energy consumption. Therefore, the EIS will include an energy assessment, as described in the Draft Scope of Work.

Table 3
With Action Condition Estimated Energy Consumption

Use	Consumption Rates (Thousand BTU (MBTU)/sf/yr)	Size (gsf)	Annual Energy Use (MBTUs)
Commercial	216.3	39,186	8,475,932
Large Residential	126.7	1,109,617	140,588,474
		Total	**149,064,406**

Source: Rates from *CEQR Technical Manual* (2014 edition).

TRANSPORTATION

The *CEQR Technical Manual* states that quantified transportation analyses may be warranted if a proposed action results in 50 or more vehicle-trips and/or 200 or more transit/pedestrian trips during a given peak hour. The proposed projects are expected to exceed the CEQR threshold for analysis in the areas of traffic, transit and pedestrians—a description of the tasks to be undertaken for the transportation section of the EIS is provided in the Draft Scope of Work.

AIR QUALITY

In accordance with the *CEQR Technical Manual*, a screening analysis of the potential impacts from the proposed projects' fossil fuel-fired heating, ventilation, and air conditioning (HVAC) system is required to determine whether emissions from any on-site fuel-fired HVAC system equipment (e.g., boilers/hot water heaters) are significant. The vehicle trips generated by the proposed projects would likely be below the *CEQR Technical Manual* carbon monoxide (CO) screening threshold of 170 vehicles in a peak hour at any intersection. Therefore, it is anticipated that the mobile source air quality analysis will include a screening analysis; if screening thresholds are exceeded, a detailed mobile source analysis would be required. However, an assessment of the potential CO and PM impacts associated with proposed parking facilities will be performed. A description of the tasks to be undertaken for the air quality section of the EIS is provided in the Draft Scope of Work.

GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

Increased greenhouse gas (GHG) emissions are changing the global climate, which is predicted to lead to wide-ranging effects on the environment, including rising sea levels, increases in temperature, and changes in precipitation levels. 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 more. Therefore, an analysis of GHG emissions generated by the proposed projects will be undertaken, as described in the Draft Scope of Work.

NOISE

The CEQR noise methodology addresses whether proposed projects would result in a significant increase in noise levels (particularly at sensitive land uses such as residences) and what level of building attenuation is necessary to provide acceptable interior noise levels.

The focus of the noise analysis will be to identify the levels of building attenuation necessary to meet CEQR interior noise levels requirements. A description of the noise analysis that will be undertaken in the EIS is included in the Draft Scope of Work.

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 one of these technical areas and the lead agency determines that a public health assessment is warranted, an analysis will be provided in the EIS.

NEIGHBORHOOD CHARACTER

Neighborhood character is determined by a number of factors, including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. 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 technical areas presented above, 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 projects' impacts, an assessment of neighborhood character would be prepared in the EIS, following the methodologies outlined in the *CEQR Technical Manual*, as described in the Draft Scope of Work.

CONSTRUCTION

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Construction activity could affect transportation conditions, community noise patterns, air quality conditions, and mitigation of hazardous materials. A construction analysis will be included in the EIS to describe the construction schedule and logistics, as described in the Draft Scope of Work.

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

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

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

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

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

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

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

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

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

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

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

TITLE	LEAD AGENCY
Deputy Director, EARD	New York City Department of City Planning
NAME: Olga Abinader	DATE: 4/13/2017
SIGNATURE: Olga Abinader	