City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM
Please fill out, print and submit to the appropriate agency (see instructions)

DEPT OF CITY PLANNING
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ENVIRONMENTAL REVIEW DIV.

PART I: GENERAL INFORMATION

PROJECT NAME 606 West 57th Street

1. *Reference Numbers*

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)	BSA REFERENCE NUMBER (If Applicable)
13DCP080M	N/A
ULURP REFERENCE NUMBER (If Applicable)	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g., Legislative Intro, CAPA, etc.)
[TO COME]	N/A

2a. *Lead Agency Information*

NAME OF LEAD AGENCY: New York City Planning Commission

NAME OF LEAD AGENCY CONTACT PERSON: Robert Dobruskin, Director, Department of City Planning—Environmental Assessment and Review Division

ADDRESS: 22 Reade Street, Room 4E

CITY: New York | STATE: NY | ZIP: 10007

TELEPHONE: (212) 720-3423 | FAX: (212) 720-3495

EMAIL ADDRESS: rdobrus@planning.nyc.gov

2b. *Applicant Information*

NAME OF APPLICANT: 606 W. 57 LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON: Richard G. Leland, Esq.
Fried, Frank, Harris, Shriver & Jacobson LLP

ADDRESS: One New York Plaza

CITY: New York | STATE: NY | ZIP: 10004

TELEPHONE: (212) 859-8978 | FAX: 212-859-4000

EMAIL ADDRESS: richard.leland@friedfrank.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)(6)(v)

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:*

See page 1a.

4a. *Project Location: Single Site* *(for a project at a single site, complete all the information below)*

ADDRESS: 606 West 57th Street

NEIGHBORHOOD NAME: West Clinton/Upper West Side

TAX BLOCK AND LOT: Rezoning Area: Block 1104, Lots 25, 29, 31, 36, 40, 44 and 55
Project Site: Block 1104, Lots 31, 40, 44 and 55

BOROUGH: Manhattan

COMMUNITY DISTRICT: 4

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS: Portion of block bounded by West 56th and West 57th Streets, between Eleventh and Twelfth Avenues

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY: M1-5 and M2-3, Special Clinton District

ZONING SECTIONAL MAP NO: 8c

4b. *Project Location: Multiple Sites* *(Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)*

5. *REQUIRED ACTIONS OR APPROVALS* *(check all that apply)*

City Planning Commission: YES ■ NO ☐

☐	CITY MAP AMENDMENT	☐	ZONING CERTIFICATION
■	ZONING MAP AMENDMENT	■	ZONING AUTHORIZATION
■	ZONING TEXT AMENDMENT	☐	HOUSING PLAN & PROJECT
■	UNIFORM LAND USE REVIEW PROCEDURE (ULURP)	☐	SITE SELECTION—PUBLIC FACILITY
☐	CONCESSION	☐	FRANCHISE
☐	UDAAP	☐	DISPOSITION—REAL PROPERTY
☐	REVOCABLE CONSENT		

ZONING SPECIAL PERMIT, SPECIFY TYPE

☐ MODIFICATION OF
☐ RENEWAL OF
■ OTHER Special Permit pursuant to Section 13-562 and 74-52 for public parking for approximately 550 cars

Board of Standards and Appeals: YES ☐ NO ■

☐ SPECIAL PERMIT
EXPIRATION DATE MONTH DAY YEAR

☐ VARIANCE (USE)

☐ VARIANCE (BULK)
SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

4. *Project Description:*

INTRODUCTION

The Applicant proposes a rezoning of a portion of block 1104 in Manhattan, which is bounded by West 56th and West 57th Streets and Eleventh and Twelfth Avenues, from the existing M1-5 and M2-3 to C4-7 (see Figures 1-3). In addition to the proposed zoning map amendment, the proposed actions include:

- Zoning text amendment to §§ 23-933, 96-34 and Appendix F to designate the Rezoning Area (located in the "Other Area" [Northern Subarea C1] in the Special Clinton District) an Inclusionary Housing[1] designated area and to provide a maximum of 12.0 FAR in the Rezoning Area only through the provision of lower-income housing (with a limited amount of commercial uses above the ground floor being added to the base FAR of 9).
- Zoning text amendment to § 96-34 to allow automotive showrooms with repairs in the Rezoning Area.
- Special Permit pursuant to §§ 13-562 and 74-52 for public parking for up to approximately 550 cars.
- Authorization pursuant to § 13-553 to permit a curb cut on a wide street in Manhattan Community District 4.

In addition, the Proposed Project may apply for the New York State Housing Finance Agency's "80/20" program to finance the affordable housing component. Together with the zoning map amendment, these actions are the "Proposed Actions."

The area proposed for rezoning includes Block 1104 Lots 31, 40, 44 and 55 ("the Proposed Project Site"), as well as three additional parcels—Lots 25, 29 and 36 (see Figure 4).

The proposed actions would facilitate the development of approximately 1.2 million gross square feet (gsf) of residential and commercial uses and parking on the Proposed Project Site (also referred to as Development Site 1). The potential scenarios for the development site and the consideration of the three other parcels within the rezoning area are described in greater detail below.

REZONING AREA

The rezoning area includes Lots 25, 29, 31, 36, 40, 44 and 55 on Block 1104. It is located in the Special Clinton District "Other Area" (Northern Subarea C1) and is currently zoned for manufacturing, with underlying M1-5 and M2-3 districts. Under the proposed rezoning, the M2-3 portion of the block would be rezoned to C4-7 and a small portion of the M1-5 district would also become C4-7. The remaining M1-5 zoning on the west and southwest part of the block would not change.

PROPOSED PROJECT SITE—DEVELOPMENT SITE 1

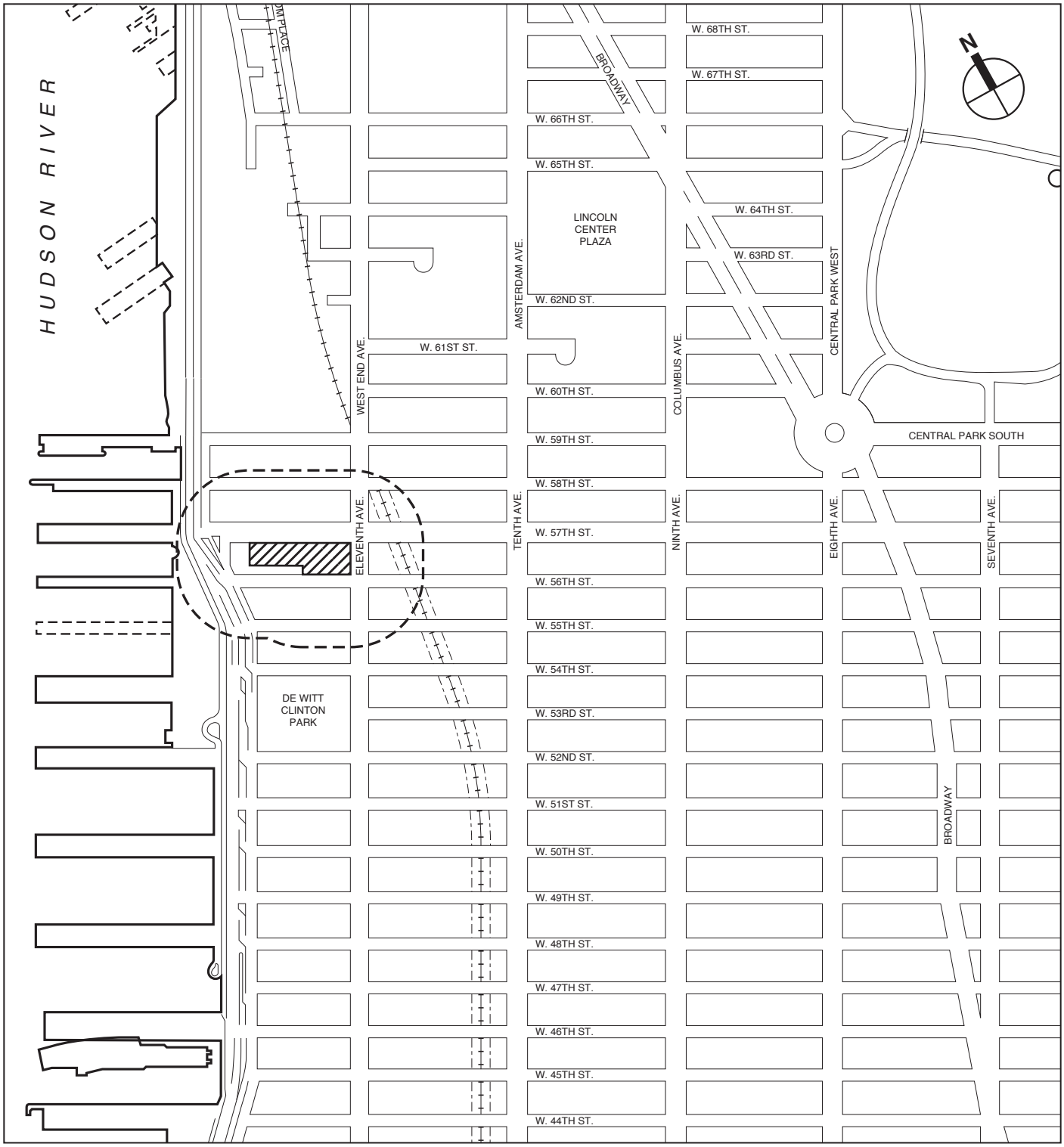
The Proposed Project Site totals approximately 83,303 square feet of lot area and consists of Block 1104, Lots 31, 40, 44 and 55. Lots 31 and 40 are currently developed with low-rise structures and open service areas that are used by Lexus and Acura for auto sales and service. Lot 44 is a four-story parking garage with a licensed capacity of 1,000 spaces. Lot 55 includes a one-story auto repair shop (see Photographs 1-3 of Figures 5 and 6).

REMAINDER OF REZONING AREA

There are three "outparcels" within the rezoning area (Lots 25, 29 and 36) that are not controlled by the Applicant. The two lots at the southeast corner of the block (Lots 25 and 29) are under common ownership, and total approximately 10,700 square feet; the two structures effectively function as a single building which is used for office and support space, with a portion of the ground floor used as an automotive showroom (see Figure 7). The third outparcel (Lot 36), at the northeast corner of the block, is approximately 2,500 square feet and includes an existing 5-story office with a ground floor restaurant and bar (see Photograph 3 of Figure 6).

[1] The applicant may consider alternative mechanisms for providing inclusionary housing.

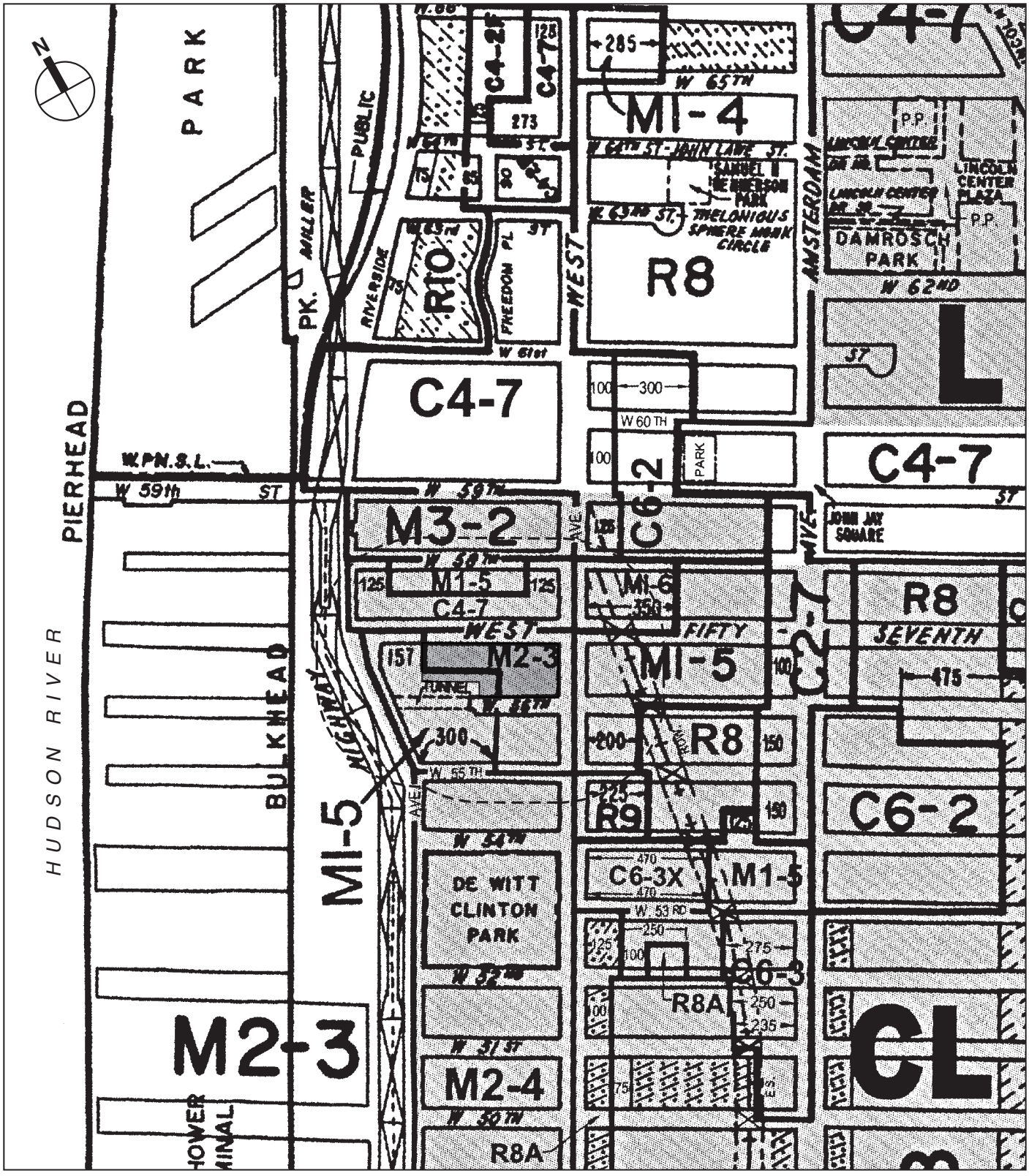
1.16.13



Rezoning Area Location

Figure 1

9.4.12



Rezoning Area

400-Foot Perimeter

Zoning District Boundary

C1-5 Overlay

C2-5 Overlay

Special Purpose District

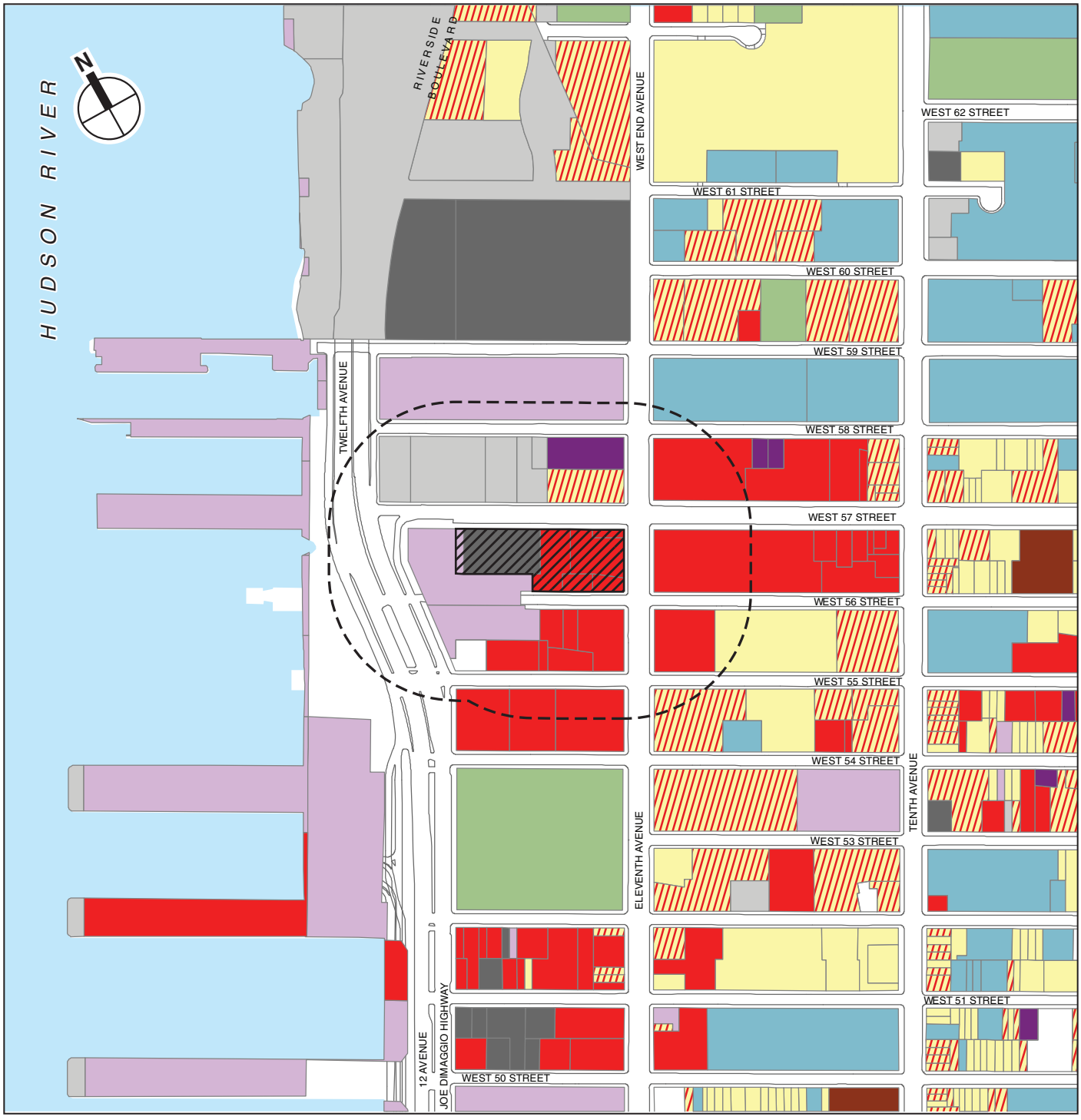
0 1000 FEET

SCALE

TF CORNERSTONE 57TH STREET

Existing Zoning
Figure 2

9.4.12



TF CORNERSTONE 57TH STREET

Land Use
Figure 3



Rezoning Area

1103 *Block Number*

40 *Lot Number*

Tax Map
Figure 4



View southeast from West 57th Street **1**



View southeast of West 57th Street midblock **2**



View southwest from West 57th Street and Eleventh Avenue **3**

Site Photographs
Figure 6



View northwest from West 56th Street and Eleventh Avenue **4**



View northwest from West 56th Street **5**

Site Photographs
Figure 7

PROPOSED PROJECT—RWCDS 1

The Applicant proposes to redevelop the Proposed Project Site with approximately 1,189 residential apartments, ground-floor local retail uses totaling 42,000 gsf, and up to 550 below-grade public parking spaces (see Table 1). Twenty percent of residential units (approximately 238 units) would be affordable housing under the inclusionary housing program. Residential uses within the building would total approximately 987,250 gsf of space, with approximately 42,000 gsf for retail and the remainder for parking. The Proposed Project would include a new building on the Proposed Project Site with 45 stories (plus mechanical bulkhead) and a height of approximately 470 feet. It is assumed that all of the floor area available under the proposed zoning would be fully used.

Table 1
Proposed Project—RWCDS 1

Use	Description	GSF
Residential	1,189 Units	987,250
Parking	550 Spaces	170,750
Local Retail	—	42,000
	Total GSF	**1,200,000**

As currently contemplated the base of the building would include approximately 42,000 gsf of retail/commercial space, which would be accessed from the 11th Avenue and West 57th Street frontages. The proposed parking garage would include up to 550 attended public parking spaces on three below-grade levels. Parking access and egress would be provided from both West 56th Street and West 57th Street. West 56th Street would also house a service area and loading dock.

As described below under "Analysis Framework for Environmental Review," the Proposed Project will be considered in the EIS as Reasonable Worst-Case Development Scenario (RWCDS) 1.

ANALYSIS FRAMEWORK FOR ENVIRONMENTAL REVIEW

Two RWCDSs will be considered in the EIS. Although the building program for the Proposed Project (RWCDS 1, described above and summarized in Table 1) reflects what is currently contemplated by the project sponsor, it is possible that the building program could change. Since the Proposed Actions would not preclude other uses from being developed under the proposed zoning, for analysis purposes a program for other potential development on the Proposed Project Site (a mixed-use option, described below as RWCDS 2) has been developed and will also be considered in the EIS. In addition, since not all of the Rezoning Area is under the control of the Applicant, consideration will be given in the EIS to the redevelopment potential of those parcels that are not under the control of the Applicant, assuming that the Proposed Actions are in place.

The section below summarizes the analysis framework to be considered in the EIS in considering potential impacts of the Proposed Actions. Additional discussion is included in the *Draft Scope of Work for the Preparation of a Draft Environmental Impact Statement* (Draft Scope of Work).

THE PROPOSED PROJECT SITE—DEVELOPMENT SITE 1

The Proposed Project—RWCDS 1

With the Proposed Project, the redevelopment of the Proposed Project Site would include the program identified above—namely that there would be approximately 1,189 residential apartments, ground-floor local retail uses totaling 42,000 gsf, and up to 550 below-grade public parking spaces developed on the Proposed Project Site.

Mixed-Use Reasonable Worst Case Development Scenario—RWCDS 2

As noted above, the Proposed Project Site could be developed with uses other than those of the Proposed Project. Therefore, an additional RWCDS (RWCDS 2) has been developed that considers alternate uses on the site. Since a Restrictive Declaration is expected to control building massing and design on the Proposed Project Site, RWCDS 2 focuses on differences in potential land uses rather than design-related issues.

As shown in Table 2, RWCDS 2 could include approximately 848 residential units (of which 170 would be affordable) and could include up to 550 public parking spaces, along with approximately 185,000 gsf of hotel (285 rooms), 35,000 gsf of local retail, 75,000 gsf of destination retail, and 30,000 gsf of medical office space. As with RWCDS 1, it is assumed that the floor area available under the proposed zoning would be fully used. RWCDS 2 will be analyzed in the EIS for technical areas including transportation and mobile source air quality.

Table 2
Mixed Use RWCDS—RWCDS 2

Use	Description	GSF
Residential	848 Units	704,250
Parking	550 Spaces	170,750
Hotel	285 rooms	185,000
Local Retail	—	35,000
Destination Retail	—	75,000
Medical Office	—	30,000
	Total GSF	**1,200,000**

REMAINDER OF REZONING AREA

As noted above, there are three "outparcels" within the rezoning area (Lots 25, 29 and 36) that are not controlled by the applicant.

Lots 25 and 29—Projected Development Site 2

Lots 25 and 29 are in single ownership and collectively include 10,692 square feet. The site runs 200 feet along West 56th Street and ranges from approximately 45 to 55 feet wide. With a commercial Floor-Area Ratio of 10.0 under the proposed zoning, up to 106,920 square feet of floor area could be built on the site. While residential development is not considered to be feasible for this site, a hotel development would be possible and will therefore be considered for all technical areas in the EIS for both RWCDS 1 and 2. With an allowable FAR of 10.0 and accounting for mechanical and other zoning allowances), a new hotel building would have approximately 117,612 gsf. As shown in Table 3, assuming approximately 650 gsf per room, there would be approximately 181 hotel rooms.

Table 3
Projected Development Site 2

Use	Description	GSF
Hotel	181 Rooms	117,612
	Total GSF	**117,612**

Lot 36

This site is small (at approximately 2,500 square feet) and narrow (measuring approximately 25 feet from north to south) and includes an existing building approximately 60 feet high. Because of setback requirements (10 feet at the 60 to 85 feet height, on a wide street), redevelopment of this site is not anticipated. In addition, it is not part of a larger potential assemblage of property (as there are no other adjoining potential development sites), and the building is in active use and is fully tenanted. Enlargement of the existing building is also not considered likely due to structural reasons. Therefore, this site is considered unlikely to be developed within the foreseeable future.

PROPOSED ACTIONS

Development of the Proposed Project requires approvals from the City Planning Commission (CPC) for the following actions:

- Zoning map amendment for the Rezoning Area, rezoning it from M2-3 and M1-5 to C4-7.
- Zoning text amendment to §§ 23-933, 96-34 and Appendix F to designate the Rezoning Area (located in the "Other Area" [Northern Subarea C1] in the Special Clinton District) an Inclusionary Housing[1] designated area and to provide

[1] The applicant may consider alternative mechanisms for providing inclusionary housing.

a maximum of 12.0 FAR in the Rezoning Area only through the provision of lower-income housing (with a limited amount of commercial uses above the ground floor being added to the base FAR of 9).

- Zoning text amendment to § 96-34 to allow automotive showrooms with repairs in the Rezoning Area.
- Special Permit pursuant to §§ 13-562 and 74-52 for public parking for up to approximately 550 cars.
- Authorization pursuant to § 13-553 to permit a curb cut on a wide street in Manhattan Community District 4.

In addition, the Proposed Project may apply for the New York State Housing Finance Agency's "80/20" program to finance the affordable housing component.

Department of Environmental Protection: YES ☐ NO ■

Other City Approvals: YES ☐ NO ☐

☐ LEGISLATION	☐ RULEMAKING
☐ FUNDING OF CONSTRUCTION; SPECIFY	☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ POLICY OR PLAN; SPECIFY	☐ FUNDING OR PROGRAMS; SPECIFY
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL (not subject to CEQR)	☐ PERMITS; SPECIFY
☐ 384(B)(4) APPROVAL	☐ OTHER; EXPLAIN

■ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMD) (*not subject to CEQR*)

6. ***State or Federal Actions/Approvals/Funding:*** YES ■ NO ☐ IF "YES," IDENTIFY

The proposed project may use the New York State Housing Finance Agency's "80/20" program to finance the affordable housing component.

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

GRAPHICS *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas, and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11x17 inches in size and must be folded to 8.5x11 inches for submission.*

■ Site location map **(see Figure 1)** ■ Zoning map **(see Figure 2)** ■ Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map **(see Figures 5 through 7)**

■ Sanborn or other land use map **(see Figure 3)** ■ Tax map **(see Figure 4)** ☐ For large areas or multiple sites, a GIS shape file that defines the project sites

PHYSICAL SETTING *(both developed and undeveloped areas)*

Total directly affected area (sq. ft.):	Type of waterbody and surface area (sq. ft.):	Roads, building and other paved surfaces (sq. ft.):
±96,537 (lot area)	**0**	**±96,537 (lot area)**

Other, describe (sq. ft.):

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

Size of project to be developed: **Proposed Project Site: ±1,200,000; Outparcels: 117,612** (gross sq. ft.)

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

If 'Yes,' identify the total square feet owned or controlled by the applicant: **±83,303 (lot area)** Total square feet of non-applicant owned development: **±13,234 (lot area)**

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: **±83,330 (Development Site) ±10,692 (Lots 25 and 29)** sq. ft. (width x length) Volume: **TBD** cubic feet (width x length x depth) **±25'-37' depth**

Does the proposed project increase the population of residents and/or on-site workers? YES ■ NO ☐ Number of additional residents? **±1, 391 to 1,950** Number of additional workers? **-9 to +374**

Provide a brief explanation of how these numbers were determined:

Estimate of number of residents is based on number of residential units multiplied by average household size in Manhattan Community Board 4 (1.64 persons per household). The employment estimates are based on the assumption of 1 full-time equivalent (FTE) employee per: 25 residential units; 250 sf office; 400 sf retail space; 1,000 sf auto sales and service; 2.67 hotel rooms; and 50 parking spaces.

Does the project create new open space? YES ☐ NO ■ If Yes: (sq. ft)

Using Table 14-1, estimate the project's projected operation solid waste generation, if applicable: **±57,044 to 71,143 (Not accounting for the No Build condition)[1]** (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: **±159,600 to184,900 million (Not accounting for the No Build condition)[2]** (annual BTUs)

9. ***Analysis Year*** *CEQR Technical Manual, Chapter 2*

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL):	ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:
2017	**24 Months**

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: **N/A**

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

■ RESIDENTIAL ■ MANUFACTURING ■ COMMERCIAL ■ PARK/FOREST/OPEN SPACE ■ OTHER, Describe: **Institutional (Dept. of Sanitation), Utility (Con Edison)**

[1] Based on Citywide solid waste generation rates identified in Table 14-1 of the *CEQR Technical Manual*.

[2] Based on the energy consumption rates in Table 15-1 of the *CEQR Technical Manual*.

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 (NO-ACTION TO WITH-ACTION)
Land Use				
Residential	Yes ☐ No ■	Yes ☐ No ■	Yes ■ No ☐	
If yes, specify the following	**See Page 3a**	**See Page 3a**	**See Page 3a**	**See Page 3a**
No. of dwelling units				
No. of low- to moderate-income units				
No. of stories				
Gross Floor Area (sq. ft.)				
Describe Type of Residential Structures				
Commercial	Yes ■ No ☐	Yes ■ No ☐	Yes ■ No ☐	
If yes, specify the following:	**See Page 3a**	**See Page 3a**	**See Page 3a**	**See Page 3a**
Describe type (retail, office, other)	**Retail, office, auto sales and service**	**Retail, office, auto sales and service**	**Retail, office, hotel**	**Retail**
No. of bldgs	**6**	**6**	**4**	**-2**
GFA of each bldg (sq. ft.)	**See Page 3a**	**See Page 3a**	**See Page 3a**	
Manufacturing/Industrial	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes, specify the following:				
Type of use				**N/A**
No. of bldgs				**N/A**
GFA of each bldg (sq. ft.)				**N/A**
No. of stories of each bldg.				**N/A**
Height of each bldg				**N/A**
Open storage area (sq. ft.)				**N/A**
If any unenclosed activities, specify				**N/A**
Community Facility	Yes ☐ No ■	Yes ☐ No ■	Yes ■ No ☐	
If yes, specify the following				
Type			**Medical Office**	
No. of bldgs			**1 (portion)**	
GFA of each bldg (sq. ft.)			**30,000**	
No. of stories of each bldg			**NA**	
Height of each bldg			**NA**	**N/A**
Vacant Land	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes, describe				**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 Use	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes, describe				**N/A**
Parking				
Garages	Yes ■ No ☐	Yes ■ No ☐	Yes ■ No ☐	
If yes, specify the following:	**See Page 3a**	**See Page 3a**	**See Page 3a**	
No. of public spaces	**1,000**	**1,000**	**550**	**-450**
No. of accessory spaces				
Operating hours	**24 Hours**	**24 Hours**	**24 Hours**	
Attended or non-attended	**Attended**	**Attended**	**Attended**	

Summary of Existing, No Action, and With Action Development on the Project Block

	Existing			No Action[1]			With Action—RWCDS 1			With Action—RWCDS 2		
	Development Site (Lots 31, 40, 44, and 55)	**Projected Development Site (Lots 25 and 29)**	**Remainder of Rezoning Area (Lot 36)**	**Development Site (Lots 31, 40, 44, and 55)**	**Projected Development Site (Lots 25 and 29)**	**Remainder of Rezoning Area (Lot 36)**	**Development Site (Lots 31, 40, 44, and 55)**	**Projected Development Site (Lots 25 and 29)**	**Remainder of Rezoning Area (Lot 36)**	**Development Site (Lots 31, 40, 44, and 55)**	**Projected Development Site (Lots 25 and 29)**	**Remainder of Rezoning Area (Lot 36)**
Residential												
No. of dwelling units	0	0	0	0	0	0	±1,189	0	0	±848	0	0
No. of low- to moderate-income units	0	0	0	0	0	0	20 Percent (238)	0	0	20 Percent (170)	0	0
No. of stories	N/A	N/A	N/A	N/A	N/A	N/A	Floors 2 through 47	N/A	N/A	Floors 2 through 47	N/A	N/A
Gross Floor Area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A	±987,250	N/A	N/A	±704,250	N/A	N/A
Describe Type of Residential Structures	N/A	N/A	N/A	N/A	N/A	N/A	High-rise apartment building	N/A	N/A	High-rise apartment building	N/A	N/A
Commercial												
Describe type (retail, office, other)	Auto Sales and Service	Office, Auto Sales and Service	Office, Food + Drink	Auto Sales and Service	Office, Auto Sales and Service	Office, Food + Drink	General Retail	Hotel (±181 rooms[3])	Office, Food + Drink	Retail, Hotel (± 285 rooms[3])	Hotel (±181 rooms[3])	Office, Food + Drink
No. of bldgs	3	2	1	3	2	1	1 (partial)	1 (partial)	1	1 (partial)	1 (partial)	1
GFA of each bldg (sq. ft.)	±21,800 (Lot 31); ±39,000 (Lot 40); ±3,525 (Lot 55)	±16,200 (Lot 25); ±30,670 (Lot 29)	±10,801 Office; ±1,907 Food + Drink[2]	±21,800 (Lot 31); ±39,000 (Lot 40); ±3,525 (Lot 55)	±16,200 (Lot 25); ±30,670 (Lot 29)	±10,801 Office; ±1,907 Food + Drink	±42,000 retail	±117,612	±10,801 Office; ±1,907 Food + Drink	±185,000 Hotel, 110,000 Retail	±117,612	±10,801 Office; ±1,907 Food + Drink
Community Facility												
Type	None	None	None	None	None	None	None	None	None	Medical office	None	None
No. of bldgs	0	0	0	0	0	0	0	0	0	1 (partial)	0	0
GFA of each bldg (sq. ft.)	0	0	0	0	0	0	0	0	0	±30,000	0	0
No. of stories of each bldg	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Height of each bldg	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Parking Garages												
No. of public spaces	1,000 (Lot 44)	0	0	1,000 (Lot 44)	0	0	±550	0	0	±550	0	0
No. of accessory spaces	0	0	0	0	0	0	0	0	0	0	0	0
Operating hours	24/7	N/A	N/A	24/7	N/A	N/A	24 hours/day	N/A	N/A	24 hours/day	N/A	N/A
Attended or non-attended	Attended	N/A	N/A	Attended	N/A	N/A	Attended	N/A	N/A	Attended	N/A	N/A
Parking Lots												
No. of public spaces	0	0	0	0	0	0	0	0	0	0	0	0
No. of accessory spaces	0	0	0	0	0	0	0	0	0	0	0	0
Operating hours	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Notes: [1] Absent the proposed actions, the Proposed Project Site and remainder of the rezoning area are assumed to remain in active use with existing development.
[2] Approximately 75 percent of the ground floor of Lot 36 is devoted to food and drink; the remaining space is used to access the offices on the upper floors.
[3] Assuming 1 hotel room per 650 gsf.
Sources: Dept. of City Planning, PLUTO/ZoLa; NYC Department of Finance; Arquitectonica Architects; AKRF, Inc, field surveys.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Parking *(continued)*				
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	**Vehicle parking and storage associated with automotive uses**	**Vehicle parking and storage associated with automotive uses**		
Storage Tanks—Additional Information to be provided in EIS				
Storage Tanks	Yes ■ No ☐	Yes ■ No ☐	Yes ■ No ☐	
If yes, specify the following:				
Gas/Service stations:	Yes ■ No ☐	Yes ■ No ☐	Yes ☐ No ■	
Oil storage facility:	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
Other; identify:	Yes ■ No ☐	Yes ■ No ☐	Yes ■ No ☐	
If yes to any of the above, describe:				
Number of tanks	**7**	**7**	**TBD**	
Size of tanks	**500-4,000 gal.**	**500-4,000 gal.**	**TBD**	
Location of tanks	**Lots 31, 40, 44**	**Lots 31, 40, 44**	**TBD**	
Depth of tanks	**TBD**	**TBD**	**TBD**	
Most recent FDNY inspection date	**TBD**	**TBD**	**TBD**	
Population				
Residents	Yes ☐ No ■	Yes ☐ No ■	Yes ■ No ☐	
If any, specify number	**0**	**0**	**±1,391 to 1,950**	**±1,391 to 1,950**
Briefly explain how the number of residents was calculated	**Estimate of residents is based on number of residential units multiplied by average household size in Manhattan Community Board 4 (1.64 persons per household).**			
Businesses	Yes ■ No ☐	Yes ■ No ☐	Yes ■ No ☐	
If any, specify the following:				
No. and type	**Garage (1), Auto sales and service (3), Restaurant (1), Bar (1), Offices (±20)**	**Garage (1), Auto sales and service (3), Restaurant (1), Bar (1), Offices (±20)**	**Garage (1), Restaurant (1), Bar (1), Offices (±16), Med. Offices (1), General Retail (TBD)**	
No. and type of workers by business	**Garage (20), Auto sales and service (75), Restaurant and Bar (8), Offices (188)**	**Garage (20), Auto sales and service (75), Restaurant and Bar (8), Offices (188)**	**Garage (11), Restaurant and Bar (8), Offices (43), Med. Office (120), Retail (113-238); Residential (34-48)**	**-9 to +374 workers**
No. and type of non-residents who are not workers	**0**	**0**	**0**	**0**
Briefly explain how the number of businesses was calculated	**The employment estimates are based on the assumption of 1 full-time equivalent (FTE) employee per: 25 residential units; 250 sf office; 400 sf retail space; 1,000 sf auto sales and service; per 2.67 hotel rooms; and 50 parking spaces.**			
Zoning*				
Zoning classification	**M1-5 and M2-3, Special Clinton District**	**No change**	**C4-7, Special Clinton District**	
Maximum amount of floor area that can be developed (in terms of bulk)	**See footnote[1]**	**No change**	**See footnote[2]**	**N/A**
Predominant land use and zoning classification within a 0.25-radius of proposed project	**See footnote[3]**	**No change**	**No change**	**N/A**
Attach any additional information as may be needed to describe the project.				
If your project involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include the total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

**This section should be completed for all projects, except for such projects that would apply to the entire city or to areas that are so extensive that site-specific zoning information is not appropriate or practicable.*

[1] The maximum floor area under the existing zoning is as follows:
M1-5: ±16,630 sf x 5.0 floor area ratio (FAR) = ±83,150 zoning square feet (zsf) of manufacturing or commercial use
M1-5: ±16,630 sf x 6.5 FAR = ±108,095 zsf of community facility use
M2-3: ±79,812 sf x 2.0 floor area ratio (FAR) = ±159,624 zsf of manufacturing or commercial use

[2] The maximum floor area that can be developed under the proposed zoning is as follows:
C4-7: ±96,537 sf x 10.0 FAR = ±965,370 zsf of commercial, residential, or community facility use; 12 FAR with Inclusionary Housing bonus ±96,537 sf x 12.0 FAR = ±1,158,444 zsf

[3] The predominant land uses within ¼ mile of the project site include residential, commercial, industrial, and transportation and utility. The zoning classifications within a ¼-mile radius of the project site include residential (R8, R8A, R9, R10), commercial (C2-5, C2-7, C4-7, C6-2, C6-3X), and manufacturing (M1-5, M1-6, M2-3, M3-2).

PART II: TECHNICAL ANALYSES

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, answer the subsequent questions for that technical area and consult the relevant chapter of the *CEQR Technical Manual* for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether the potential for significant impacts exists. Please note that a 'Yes' answer does not mean that EIS must be prepared—it often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to either 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 or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If 'Yes,' complete a preliminary assessment and attach.		✓
(b)	Is the project a large, publicly sponsored project? If 'Yes,' complete a PlaNYC assessment and attach.		✓
(c)	Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? If 'Yes,' complete the Consistency Assessment Form.		✓
2.	***SOCIOECONOMIC CONDITIONS:*** *CEQR Technical Manual, Chapter 5*		
(a)	Would the proposed project:		
	• Generate a net increase of 200 or more residential units?	✓	
	• Generate a net increase of 200,000 or more square feet of commercial space?	✓[1]	
	• Directly displace more than 500 residents?		✓
	• Directly displace more than 100 employees?	✓[2]	
	• Affect conditions in a specific industry?		✓
(b)	If 'Yes' to any of the above, attach supporting information to answer the following questions, as appropriate. If 'No' was checked for each category above, the remaining questions in this technical area do not need to be answered. **See "Socioeconomic Conditions" section of the attached "Additional Technical Information for EAS Part II"**		
(1)	***Direct Residential Displacement***		
	If more than 500 residents would be displaced, would these displaced represent more than 5% of the primary study area population?		
	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?		
(2)	***Indirect Residential Displacement***		
	Would the expected average incomes of the new population exceed the average incomes of the study area populations? **See "Socioeconomic Conditions" section of the attached "Additional Technical Information for EAS Part II"**		✓
	If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions?		
	If 'Yes,' would the study area have a significant number of unprotected rental units?		
	Would more than 10 percent of all the housing units be renter-occupied and unprotected?		
	Or, would more than 5 percent of all the housing units be renter-occupied and unprotected where no readily observable trend toward increasing rents and new market rate development exists within the study area?		

[1] The mixed use option may result in up to 300,000 square feet of commercial space in the proposed project.

[2] Including estimated employees on Lots 25 and 29.

		YES	NO
(3)	***Direct Business Displacement***		
	Do any of the displaced businesses provide goods or service that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		✓
	Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		✓
	Or is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?		✓
(4)	***Indirect Business Displacement***		
	Would the project potentially introduce trends that make it difficult for businesses to remain in the area?		
	Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated as a result, potential resulting in vacancies and disinvestment on neighborhood commercial streets?		
(5)	***Effects on Industry***		
	Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?		
	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)	Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?		✓
(b)	Would the project exceed any of the thresholds outlines in Table 6-1 in Chapter 6?	✓	
(c)	If 'No' was checked above, the remaining questions in this technical area do not need to be answered. If 'Yes' was checked, attach supporting information to answer the following, if applicable. **See "Community Facilities and Services" section of the attached "Additional Technical Information for EAS Part II"**		
(1)	***Child Care Centers***		
	Would the project result in a collected utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent? **See "Community Facilities and Services" section of the attached "Additional Technical Information for EAS Part II"**		✓
	If 'Yes,' would the project increase the collective utilization rate by 5 percent from the No-Action scenario?		
(2)	***Libraries***		
	Would the project increase the study area population by 5 percent from the No-Action levels? **See "Community Facilities and Services" section of the attached "Additional Technical Information for EAS Part II"**	✓	
	If 'Yes,' would the additional population impair the delivery of library services in the study area? **To be determined based on DEIS analysis.**	**TBD**	
(3)	***Public Schools***		
	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 105 percent? **To be determined based on DEIS analysis.**	**TBD**	
	If 'Yes,' would the project increase this collective utilization rate by 5 percent from the No-Action scenario? **To be determined based on DEIS analysis.**	**TBD**	
(4)	***Health Care Facilities***		
	Would the project affect the operation of health care facilities in the area? **See "Community Facilities and Services" section of the attached "Additional Technical Information for EAS Part II"**		✓
(5)	***Fire and Police Protection***		
	Would the project affect the operation of fire or police protection in the area? **See "Community Facilities and Services" section of the attached "Additional Technical Information for EAS Part II"**		✓
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 underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?		✓
(c)	If 'Yes,' would the proposed 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 not located within an underserved or well-served area, would it generate more than 200 additional residents or 500 additional employees?	✓	
(g)	If 'Yes' to any of the above questions, attach supporting information to answer the following: • Does the project result in a decrease in the open space ratio of more than 5%? **To be determined based on DEIS analysis.**	**TBD**	
	• If the project site is within an underserved area, is the decrease in open space between 1% and 5%?		
	• If 'Yes,' are there qualitative considerations, such as the quality of open space, that need to be considered? **To be determined based on DEIS analysis.**	**TBD**	

		YES	NO
5.	***SHADOWS:*** *CEQR Technical Manual, Chapter 8.*		
(a)	Would the proposed project result in a net height increase of any structure of 50 feet or more?	✓	
(b)	Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?		✓
(c)	If 'Yes' to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year. **See "Shadows" section of the attached "Additional Technical Information for EAS Part II"**		
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; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District? If "Yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources. **See "Historic and Cultural Resources" section of the attached "Additional Technical Information for EAS Part II"**		✓
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 that is not currently allowed by existing zoning?		✓
(c)	If "Yes" to either of the questions above, please provide the information requested in Chapter 10. **See "Urban Design and Visual Resources" section of the attached "Additional Technical Information for EAS Part II"**		
8.	***NATURAL RESOURCES:*** *CEQR Technical Manual, Chapter 11*		
(a)	Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes," complete the Jamaica Bay Watershed Form.		✓
(b)	Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11? If "Yes," list the resources: Attach supporting information on whether the proposed project would affect any of these resources.		✓
9.	***HAZARDOUS MATERIALS:*** *CEQR Technical Manual, Chapter 12*		
(a)	Would the proposed project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	✓	
(b)	Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		✓
(c)	Does the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	✓	
(d)	Does 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 or unknown origin?	✓	
(e)	Does the project result in development where underground and/or aboveground storage tanks (e.g., gas stations) are or were on or near the site?	✓	
(f)	Does the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		✓
(g)	Does the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?	✓	
(h)	Has a Phase I Environmental Site Assessment been performed for the site? If 'Yes,' were RECs identified? Briefly identify: **Presence of USTs, ASTs, known spill, VOCs, SVOCs, ongoing remediation.**	✓	
(i)	Based on a Phase I Assessment, is a Phase II Assessment needed? **Already performed.**	✓	
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? **See "Water and Sewer Infrastructure" section of the attached "Additional Technical Information for EAS Part II"**		✓
(b)	Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 sq. ft. or more of commercial space in Manhattan or at least 400 residential units or 150,000 sq. ft. or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?	✓	
(c)	Is the proposed project located in a separately sewered area and result in the same or greater development than that listed in Table 13-1 in Chapter 13?		✓
(d)	Does the proposed project involve development on a site five acres or larger where the amount of impervious surface would increase?		✓
(e)	Would the proposed project involve development on a site one acre or larger where the amount of impervious surface would increase and 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?		✓
(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 WWTP and/or generate contaminated stormwater in a separate storm sewer system?		✓
(h)	Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?		✓
(i)	If "Yes" to any of the above, conduct the appropriate preliminary analyses and attached supporting documentation. **See "Water and Sewer Infrastructure" section of the attached "Additional Technical Information for EAS Part II"**		

		YES	NO
11.	***SOLID WASTE AND SANITATION:*** *CEQR Technical Manual, Chapter 14*		
(a)	Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week? **See "Solid Waste and Sanitation" section of the attached "Additional Technical Information for EAS Part II"**		✓
(b)	Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?		✓
12.	***ENERGY:*** *CEQR Technical Manual, Chapter 15*		
(a)	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? **See "Transportation" section of the attached "Additional Technical Information for EAS Part II"**	✓	
(b)	If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		
	(1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? If "Yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? **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 in Chapter 16 for more information.		
	(2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? If "Yes," would the proposed project result per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?		
	(3) Would the proposed project result in more than 200 pedestrian trips per project peak hour? If "Yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?		
14.	***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? **To be determined based on DEIS analysis.**	**TBD**	
(b)	*Stationary Sources:* Would the proposed project result in the conditions outlined in Section 220 in Chapter 17? If 'Yes,' would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph? (attach graph as needed)	✓	
(c)	Does the proposed project involve multiple buildings on the project site?		✓
(d)	Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?		✓
(e)	Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		✓
(f)	If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
15.	***GREENHOUSE GAS EMISSIONS:*** *CEQR Technical Manual, Chapter 18*		
(a)	Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?		✓
(b)	If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in Chapter 18? **The proposed project would result in the development of 350,000 or more gsf.**	✓	
(c)	If "Yes," attach supporting documentation to answer the following; Would the project be consistent with the City's GHG reduction goal? **To be determined based on DEIS analysis.**	**TBD**	
16.	***NOISE:*** *CEQR Technical Manual, Chapter 19*		
(a)	Would the proposed project generate or reroute the 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 sight to that rail line?	✓	
(c)	Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?		✓
(d)	Does the proposed project site have existing institutional controls (e.g., E-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		✓
(e)	If "Yes," conduct the appropriate analyses and attach any supporting documentation. **See "Noise" section of the attached "Additional Technical Information for EAS Part II"**		
17.	***PUBLIC HEALTH:*** *CEQR Technical Manual, Chapter 20*		
(a)	Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20? **To be determined based on DEIS analysis.**	**TBD**	
18.	***NEIGHBORHOOD CHARACTER:*** *CEQR Technical Manual, Chapter 21*		
(a)	Based upon the analyses conducted for the following technical areas, check 'Yes' if any of the following technical areas required a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise.	✓	
(b)	If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. **See "Neighborhood Character" section of the attached "Additional Technical Information for EAS Part II"**		

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

If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent or 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 "Construction" section of the attached "Additional Technical Information for EAS Part II." A construction assessment will be provided as part of the EIS.

20. *APPLICANT'S CERTIFICATION*

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

Director of Planning (APPLICANT/SPONSOR) of TF Cornerstone (NAME OF THE ENTITY OR OWNER)

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

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

APPLICANT/SPONSOR NAME:	LEAD AGENCY REPRESENTATIVE NAME:
Jon McMillan	
SIGNATURE: J. McMillan	DATE: 3/21/13

PLEASE NOTE THAT APPLICANT 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

A. LAND USE, ZONING, AND PUBLIC POLICY

Under New York City Environmental Quality Review (CEQR), a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed project. The analysis also considers the project's compliance with and effect on the area's zoning and other applicable public policies. Even when there is little potential for an action to be inconsistent or affect land use, zoning, or public policy, a description of these issues is appropriate to establish conditions and provide information for use in other technical areas. A detailed assessment of land use is appropriate if the action would result in a significant change in land use or would substantially affect regulation or policies governing land use.

Because the Proposed Actions include a zoning map amendment and other land use approvals, a land use analysis has been proposed for the EIS to analyze potential land use and zoning impacts and to provide baseline conditions for other analyses in the EIS (see Draft EIS Scope).

A. SOCIOECONOMIC CONDITIONS

The purpose of the socioeconomic assessment is to identify changes that would be created by the proposed project and identify whether they rise to a significant level. According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed action would result in significant impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on a specific industry. The *CEQR Technical Manual* further states that residential development of 200 units or more or commercial development of 200,000 square feet or more should be assessed for their potential to cause significant adverse socioeconomic impacts.

The Proposed Actions would result in more than 200 new residential units, which is the *CEQR Technical Manual* threshold for assessing the potential for indirect residential displacement. Therefore the EIS will include an analysis assessing the proposed project's potential to result in indirect residential displacement (see Draft EIS Scope).

The RWCDS would result in commercial development that exceeds the CEQR threshold of 200,000 square feet. Therefore, an assessment of indirect business displacement is warranted and will be included in the EIS (see Draft EIS Scope). In addition, according to the *CEQR Technical Manual*, if a proposed project would directly displace more than 100 employees, an assessment of direct business displacement should also be conducted. Since the proposed project is expected to directly displace more than 100 employees, the socioeconomic analysis in the EIS will assess the proposed project's potential to result in significant adverse impacts (see Draft EIS Scope).

The Proposed Actions would not directly displace any residences or have the potential to affect conditions within a specific industry. Therefore, no further analysis of direct residential displacement or adverse effects on specific industries is warranted.

B. COMMUNITY FACILITIES AND SERVICES

As defined for CEQR analysis, community facilities are public or publicly funded schools, libraries, child care centers, health care facilities and fire and police protection. A project can affect facility services directly, when it physically displaces or alters a community facility; or indirectly, when it causes a change in population that may affect the services delivered by a community facility.

The Proposed Actions would not have direct effects on community facilities, because they would not physically displace or alter any community facilities. Either RWCDS would introduce new residential units, which would increase demand

for various community facilities. For certain community facilities, however, there would not be enough new residential units introduced to exceed the CEQR thresholds for a detailed analysis of indirect effects.

The proposed project could introduce up to 1,189 residential units, of which up to 238 would be affordable units. This number of units would not exceed the CEQR threshold of 2,462 units in Manhattan for an analysis of public high schools. However, the number of units introduced by the proposed project would exceed the CEQR threshold for an analysis of public elementary and intermediate schools (310 units), libraries (901 units), and publicly funded child care facilities (170 low- to moderate-income units). Therefore, an assessment of potential effects on public elementary and intermediate schools, libraries, and child care facilities will be provided in the EIS (see Draft EIS Scope).

For police and fire services and health care facilities, the proposed actions would not result in a "sizeable new neighborhood" in Manhattan. Therefore, the proposed actions would not have the potential to result in any significant adverse impacts to these community facilities, and no further analysis is warranted.

C. 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 or an indirect effect through increased population size. The proposed actions would not have a direct effect on open space. The threshold for an analysis of indirect effects varies depending on whether the project site is located in an area identified as well-served by open space, underserved, or neither. The project block is not located within an area that has been identified as either underserved or well-served; therefore, an assessment should be conducted if the proposed project would increase the study area population by 200 residents or 500 employees. The proposed actions would introduce more than 200 residents and have the potential to generate more than 500 employees. Therefore an open space assessment will be provided in the EIS (see Draft EIS Scope).

D. SHADOWS

The *CEQR Technical Manual* requires a shadow assessment for proposed projects that would result in new structures (or additions to existing structures) greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. Such resources include publicly accessible open spaces, important natural features, or historic resources with sun-sensitive features.

At a maximum height of approximately 470 feet, the proposed project would be more than 50 feet taller than conditions in the future without the proposed project. In addition, projected development on Lots 25/29 would result in a building that is considerably taller than what would exist absent the proposed actions. Since the Proposed Project Site is in the vicinity of the Route 9A Bikeway and Hudson River Park, as well as the waters of the Hudson River itself, the EIS will include an assessment of shadows (see Draft EIS Scope).

E. HISTORIC AND CULTURAL RESOURCES

ARCHAEOLOGICAL RESOURCES

LPC has determined than none of the properties within the rezoning area have the potential for archaeological resources. Therefore, the proposed project would not have a significant adverse impact on archaeology and no further assessment of is required.

ARCHITECTURAL RESOURCES

There are no known architectural resources (properties listed on or determined eligible for listing on the State and National Registers of Historic Places [S/NR, S/NR-eligible], National Historic Landmarks, New York City Landmarks [NYCLs] and New York City Historic Districts [NYCHD], or properties pending such designation) on the project block. The closest known architectural resource is the Consolidated Edison Power House (former Interborough Rapid Transit [IRT] Power House), which has been determined S/NR-eligible, has been heard for NYCL designation, and is located two blocks to the north of the project block. The Proposed Actions would result in new construction on the development site different than the future without the proposed project, in which the existing structures would remain. Therefore, the EIS will include an analysis of potential impacts of the proposed actions on architectural resources in comparison to future conditions without the proposed project (see Draft EIS Scope).

F. URBAN DESIGN AND VISUAL RESOURCES

The *CEQR Technical Manual* outlines an assessment of urban design when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. A preliminary assessment of urban design and visual resources is considered to be appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, such as projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed project. A detailed analysis of urban design and visual resources should be prepared if warranted based on the conclusions of the preliminary assessment.

The proposed actions would have the potential to change the urban design and visual character of the Proposed Project Site and surrounding area, in comparison to conditions in the future without the proposed project. In addition, the proposed actions could change or restrict significant views of visual resources that are currently available from the Proposed Project Site and surrounding area. Therefore, the EIS will include an assessment of urban design and visual resources (see Draft EIS Scope).

According to the *CEQR Technical Manual*, a study of wind conditions and their effect on pedestrian level safety may be warranted under certain circumstances for projects involving the construction of large buildings. The Proposed Project Site is not located on the waterfront (the tower portion of the proposed project would be more than 750 feet from the Hudson River) or in a location that experiences high wind conditions. Furthermore, the building includes setbacks that would minimize the potential for downwashing of winds to the street level. Therefore, a study of wind conditions and their effect on pedestrian level safety is not warranted.

G. NATURAL RESOURCES

According to 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 area proposed for rezoning is located in a fully developed area of Manhattan. There are no natural resources located on or adjacent to the site, and thus the proposed actions would not have the potential to disturb natural resources. Therefore, proposed actions would not result in any significant adverse impacts to natural resources and no further analysis is required.

H. HAZARDOUS MATERIALS

According to CEQR criteria, a hazardous material assessment is conducted when elevated levels of hazardous materials exist on a site, when a project 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. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment of the property is anticipated. The Proposed Project Site has a documented history of hazardous materials conditions and therefore, the EIS will include an assessment of hazardous materials (see Draft EIS Scope).

I. WATER AND SEWER INFRASTRUCTURE

WATER SUPPLY

According to the *CEQR Technical Manual*, an analysis of an action's impact on the water supply system should be conducted only for actions that would have exceptionally large demand for water, such as power plants, very large cooling systems, or large developments (e.g., those that use more than 1 million gallons per day). In addition, actions located at the extremities of the water distribution system should be analyzed. The proposed actions would not result in development that meets any of these criteria, and therefore an analysis of water supply is not warranted.

WASTEWATER AND STORMWATER CONVEYANCE AND TREATMENT

According to the guidelines of the *CEQR Technical Manual*, a preliminary analysis of wastewater and stormwater conveyance and treatment is warranted if a project: is located in a combined sewer area and would have an incremental increase above the No Action condition of 1,000 residential units or 250,000 square feet of commercial, public facility and institution and/or community facility space in Manhattan; is located in a separately sewered area and would exceed certain incremental development thresholds; is located in an area that is partially sewered or currently unsewered; involves development on a site five acres or larger where the amount of impervious surface would increase; would involve development on a site one acre or larger where the amount of impervious surface would increase and other criteria are met; or would involve construction of a new stormwater outfall that requires federal and/or state permits.

The Proposed Project Site is located in a combined sewer area in Manhattan and the proposed actions could result in an incremental increase of 1,000 residential units. Therefore, an analysis of wastewater and stormwater conveyance and treatment will be provided in the EIS (see Draft EIS Scope).

J. SOLID WASTE AND SANITATION SERVICES

According to the *CEQR Technical Manual*, a solid waste and sanitation services 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 (SWMP) or with state policy related to the City's integrated solid waste management system. Few projects have the potential to generate substantial amounts of solid waste (50 tons per week or more) that could result in a significant adverse impact. However, it is recommended in the *CEQR Technical Manual* that the solid waste and service demand generated by a project be disclosed, based on standard waste generation rates. Based on Citywide solid waste generation rates identified in Table 14-1 of the *CEQR Technical Manual*, the proposed actions could generate approximately 35.5 tons per week of solid waste, conservatively excluding any credit for uses that would exist in the future without the proposed project. Therefore, the proposed actions would not result in any significant adverse impacts to solid waste and sanitation services and no further analysis is required.

K. ENERGY

According to the *CEQR Technical Manual*, a detailed assessment of energy impacts would be limited to actions that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway). Therefore, in accordance with CEQR guidelines, this EAS discloses the proposed project's energy consumption. Based on the rates presented in Table 15-1 of the *CEQR Technical Manual*, the proposed project would result in an annual energy consumption of approximately 185,000 million BTUs, conservatively excluding any credit for uses that would exist in the future without the proposed project. Compared with the approximately 327 trillion BTUs of energy consumed annually within Con Edison's New York City and Westchester County service area, the incremental increase from the proposed project would be considered a negligible increment. Therefore, the proposed project would not result in any significant adverse impacts to energy and no further analysis is required.

L. TRANSPORTATION

The *CEQR Technical Manual* states that a quantified transportation analysis may be warranted if a proposed project is expected to generate more than 50 peak hour vehicle trips at an intersection, 200 peak hour subway, bus, or railroad riders on a transit facility, and 200 peak hour person trips on a pedestrian element. The proposed actions would generate additional vehicular travel and increase demand for parking, as well as pedestrian traffic and subway and bus riders. These new trips have the potential to affect the area's transportation systems. Therefore, the EIS will include an analysis of transportation (see Draft EIS Scope).

M. AIR QUALITY

Under CEQR, an air quality analysis determines whether a proposed project would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality, and also considers the potential of existing sources of air pollution to impact the proposed uses.

The proposed project will require an air quality analysis including both mobile and stationary sources (see Draft EIS Scope). A screening analysis will be performed to determine whether the net increase in traffic would exceed the thresholds of the *CEQR Technical Manual*. In the event that the number of trips exceeds the carbon monoxide (CO) and/or $PM_{2.5}$ thresholds, a microscale analysis at critical intersection(s) will be performed.

A stationary source air quality analysis will be used to determine the effects of emissions from any proposed fossil fuel-fired HVAC systems on pollutant levels, and a garage exhaust analysis will also be conducted for the proposed parking garage. The EIS will also assess the potential impacts on the proposed project from the Con Edison 59th Street Station, and will also examine whether emissions from the Con Edison 59th Street Station could be affected by the proposed project's massing in a manner that could potentially result in significant adverse air quality impacts on nearby sensitive receptors (see Draft EIS Scope).

N. GREENHOUSE GAS EMISSIONS

According to the *CEQR Technical Manual*, a greenhouse gas (GHG) consistency assessment is appropriate for projects in New York City being reviewed in an EIS that would result in development of 350,000 square feet or greater. Therefore, GHG emissions from development associated with the proposed actions will be quantified and an assessment of consistency with the City's GHG reduction goal will be performed as part of the EIS (see Draft EIS Scope).

O. NOISE

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Since the proposed actions are not expected to double the volume of traffic on any roadway, significant noise impacts from mobile sources are not expected. Using data from the transportation analysis, the EIS will include a screening analysis for mobile source noise, and if warranted a more detailed assessment of mobile source noise will be provided. A detailed analysis of potential noise impacts due to outdoor mechanical equipment is not required because the project's outdoor mechanical equipment would be designed to meet applicable regulations. Since the proposed project would introduce sensitive uses into an area with high ambient noise levels, the EIS will include an analysis of building attenuation necessary to meet CEQR interior noise level requirements (see Draft EIS Scope).

P. 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 for that specific technical area (see Draft EIS Scope).

Q. NEIGHBORHOOD CHARACTER

An assessment of neighborhood character is generally warranted when a proposed project has the potential to result in significant adverse impacts in one of the elements that define a neighborhood's character, or when a project may have moderate effects on several of the elements. Neighborhood character is determined by a number of factors, such as land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic, and noise. Since the proposed actions have the potential to affect one or more of these technical areas, the EIS will include an analysis of neighborhood character (see Draft EIS Scope).

R. CONSTRUCTION

The *CEQR Technical Manual* recommends an assessment of construction-related impacts, with a focus on transportation, air quality, and noise, as well as consideration of other technical areas such as historic and cultural resources, hazardous materials, and natural resources. The EIS will include an analysis of potential construction impacts (see Draft EIS Scope).

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

INSTRUCTIONS:

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

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

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

2. Are there any aspects of the project relevant to the determination whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the project may have a significant impact on the environment. — NO: x

3. **LEAD AGENCY'S CERTIFICATION**

Deputy Director, Environmental Assessment and Review Division, NYC DCP
TITLE

Celeste Evans
NAME

New York City Department of City Planning (NYCDCP)
LEAD AGENCY

Celeste Evans 3/21/13
SIGNATURE

☐ **Check this box if the lead agency has identified one or more potentially significant adverse impacts that MAY occur.**

☐ **Issue *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 in 6 NYCRR Part 617.

☐ **Issue *Positive Declaration* and proceed to a draft scope of work for the Environmental Impact Statement.**

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.

NEGATIVE DECLARATION (To Be Completed By Lead Agency)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6NYCRR, Part 617, State Environmental Quality Review, the **[ ]** assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the **[ ]** has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS that finds, because the proposed project:

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE	LEAD AGENCY
NAME	SIGNATURE