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

PART I: GENERAL INFORMATION

PROJECT NAME Saint Vincents Campus Redevelopment

1. *Reference Numbers*

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)	BSA REFERENCE NUMBER (If Applicable)
10DCP003M	
ULURP REFERENCE NUMBER (If Applicable)	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g., Legislative Intro, CAPA, etc.)
PENDING	

2a. *Lead Agency Information*

NAME OF LEAD AGENCY: **New York City Planning Commission**

NAME OF LEAD AGENCY CONTACT PERSON: **Robert Dobruskin**

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: **RSV, LLC (c/o Rudin Management Company, inc.) and Saint Vincents Catholic Medical Centers of New York, d/b/a Saint Vincents Catholic Medical Centers**

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON: **Melanie Meyers—Fried, Frank, Harris, Shriver & Jacobson**

ADDRESS: **One New York Plaza**

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

TELEPHONE: **212-859-8785** FAX: **212-859-4000**

EMAIL ADDRESS: **melanie.meyers@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):* **The project site is located in the Greenwich Village Historic District (NYCHD and S/NR) 6 NYCRR 617.4(b)(9)**

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

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

4. *Project Description:*

The proposed project consists of the creation of a primarily residential development and new publicly accessible open space and the development of a comprehensive health care facility. The project site is the former campus of Saint Vincent's Hospital Manhattan, and comprises three sites fronting Seventh Avenue between West 13th Street and West 11th Street/Greenwich Avenue. See page 1a for additional detail.

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

ADDRESS	NEIGHBORHOOD NAME	
11-19 Seventh Avenue, 76-88 Greenwich Avenue, 20-40 Seventh Avenue	**Greenwich Village**	
TAX BLOCK AND LOT: **Block 607, Lot 1; Block 617, Lots 1 and 55**	BOROUGH: **Manhattan**	COMMUNITY DISTRICT: **2**

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

West side of Seventh Avenue between Greenwich Avenue and West 13th Street; East side of Seventh Avenue between West 11th and West 12th Streets

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY: **R6, C1-6, C2-6, C2-7**

ZONING SECTIONAL MAP NO: **8d, 12a and 12c**

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 ☐		***Board of Standards and Appeals:*** YES ☐ NO ■
☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ SPECIAL PERMIT
■ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	EXPIRATION DATE MONTH DAY YEAR
■ ZONING TEXT AMENDMENT	☐ HOUSING PLAN & PROJECT	
■ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)	☐ SITE SELECTION—PUBLIC FACILITY	
☐ CONCESSION	☐ FRANCHISE	☐ VARIANCE (USE)
☐ UDAAP	☐ DISPOSITION—REAL PROPERTY	
☐ REVOCABLE CONSENT		☐ VARIANCE (BULK)
ZONING SPECIAL PERMIT, SPECIFY TYPE **74-743, 74-744(b), 13-561**		SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

☐ MODIFICATION OF
☐ RENEWAL OF **See Page 1a.**
☐ OTHER

PROJECT DESCRIPTION

The project site—which includes Block 607, Lot 1 (the East Site) and Block 617, Lots 1 and 55 (the Triangle and O'Toole Building Sites, respectively)—is located along Seventh Avenue between West 13th Street and West 11th Street/Greenwich Avenue. The East Site is zoned C2-6 along Seventh Avenue and R6 in the midblock; the Triangle Site is zoned C2-7; and the O'Toole Building Site is zoned C2-6 along Seventh Avenue and C1-6 in the midblock. The project site is also part of a large-scale community facility development (LSCFD) designated in 1979. The entire project site was formerly part of Saint Vincent's Hospital, which ceased operations in 2010; the East Site contains vacant former hospital buildings; the Triangle Site includes an unused Materials Handling Facility, medical gas storage area, and an open space that is not publicly accessible; and the O'Toole Building is used for outpatient clinics and doctors' offices.

With the proposed project, the East Site would be redeveloped for primarily residential use in new buildings and in renovated and adapted existing buildings. In addition to the residential use, there would be retail space, medical office space, accessory parking, mechanical, and below-grade residential amenity space. The project would have a maximum of 450 dwelling units.

On the Triangle Site the former Materials Handling Facility would be retained and reused for a yet-to-be-programmed community facility use. The trucks docks of the Materials Handling Facility would not be used, but the area that had been used for medical gas storage and the adjacent driveway would be reused by NSLIJ. The open space on the eastern portion of the Triangle Site would be redesigned and opened to the public.

The former O'Toole Building would be renovated to house the Center for Comprehensive Care, with a state-of-the-art emergency department on the ground floor and an ambulatory surgery center, imaging center and other health care services on the upper floors. The façade would be restored in a manner that is sensitive to the historic design, and the building would retain its unique architectural form.

It is anticipated that construction of the entire project would be completed by 2015, with the Center for Comprehensive Care completed in early 2014, the Triangle Site in late 2014, and the East Site at the beginning of 2015.

PROPOSED ACTIONS

The discretionary approvals being requested for the proposed project include zoning map, zoning text amendments, and special permits for the East Site and the Triangle Site, all of which are subject to CPC and City Council approval.

Any changes to the Materials Handling Facility and the proposed design of the public open space on the Triangle Site will require approval (a Certificate of Appropriateness) from the New York City Landmarks Preservation Commission (LPC). LPC permits issued under the New York City Landmarks Law are not subject to CEQR. The design of the East Site development has been approved by LPC[1] although Certificate of Appropriateness has not yet been issued.

The reuse of the O'Toole Building for the Center for Comprehensive Care as proposed by NSLIJ does not require any discretionary CPC or City Council approvals, but will require a Certificate of Appropriateness from LPC for proposed changes to the exterior of the O'Toole Building. The Center for Comprehensive Care will also require a Certificate of Need approval from the New York State Department of Health (NYSDOH). If historic tax credits are sought for the rehabilitation of the building, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) would review that application since it administers the tax credit program.

A description of the discretionary approvals follows:

ZONING MAP AMENDMENTS

- Rezoning of the Seventh Avenue portion of the East Site from C2-6 to C6-2 (see **Figure 11**). This map amendment would increase the allowable Floor Area Ratio (FAR) for residential use from up to 3.44 to up to 6.02 and would maintain the current FAR 6.5 for community facility. It would also increase the allowable FAR for commercial use from 2.0 to 6.0. The rezoning would also allow the East Site and a portion of the Triangle Site to be treated as a large-scale general development (LSGD) and allow for the grant of the LSGD special permits described below (see "Discretionary Permits and Authorizations").

[1] Status Update Letter 10-1426, issued July 7, 2009.

- Rezoning of the midblock portion of the East Site from R6 and C1-6 to R8. This rezoning would increase the allowable FAR for residential use from up to 2.43 to 6.02 and the allowable FAR for community facility or mixed use residential/community facility from 4.8 to 6.5.

The two zoning map amendments would allow for a combined maximum floor area of 604,013 zoning square feet (zsf), approximately 73,400 zsf less than exists on the East Site today.

ZONING RESOLUTION TEXT AMENDMENTS

A zoning text amendment pursuant to ZR 74-743(a)(4) is proposed that would permit the maximum floor area ratio available for new development to be used without regard to height factor or open space ratio requirements and to make open space allowances currently applicable only in LSGDs located in Manhattan Community District 7 applicable to LSGDs in Manhattan Community District 2. This would permit a reduction in the required open space obligation for the residential portion of the project by up to 50 percent for open space of a superior design. While the proposed zoning text amendment would theoretically be available to other sites in Community District 2, there are only limited opportunities for LSGDs in Community District 2 with large residential components and the text amendment is not expected to be utilized by sites other than the project site.

LARGE-SCALE GENERAL DEVELOPMENT SPECIAL PERMITS

The East Site and a 15,104 sf portion of the Triangle Site would be developed as a LSGD (see **Figure 12**), and several special permits available to LSGDs would be requested, as follows:

- LSGD special permits pursuant to ZR 74-743 as follows:
  - ZR 74-743(a)(1): distribution of total allowable floor area, lot coverage, and total required open space without regard for zoning lot lines or district boundaries. This would allow for approximately 7,390 square feet of the open space required as part of the East Site development to be located on the Triangle Site rather than on the East Site. No floor area or lot coverage distribution is being requested as part of the proposed project.
  - ZR 74-743(a)(2): location of buildings without regard for the applicable yard, court, distance between buildings, or height and setback regulations applicable in the C6-2 and R8 zoning districts. This special permit would allow for modification of height and setback and court regulations for additions to the existing buildings and for certain of the proposed buildings on the zoning lot.
  - ZR 74-743(a)(4) (as amended) to modify the open space regulations by reducing the open space requirement to 50 percent and permit the maximum residential FAR to be applied to development. This special permit would allow for the maximum residential FAR of 6.02 to be applied to development on the East Site and reduce the amount of required open space from 59,857 square feet to 29,928.5 square feet for open space of superior design.
- LSGD special permit pursuant ZR 74-744(b) to permit residential and non-residential uses to be arranged within the C6-2 portion of the LSGD without regard for locational regulations set forth in ZR 32-42. This would allow doctors' offices proposed for the East Site within the C6-2 district to occupy a portion of the third floor of the development, with residential uses located on the remainder of the floor.

As part of the LSGD special permits, the maximum amount of zoning floor area that would be allowed on the East Site would be limited to 590,660 square feet. Of this amount, no more than 31,251 square feet would be available for community facility and commercial development. The LSGD special permit would also limit the number of dwelling units to a maximum of 450. In addition, the maximum amount of zoning floor area that would be allowed on the Triangle Site would be limited to 4,794 square feet, the approximate size of the Materials Handling Facility within the LSGD boundary.

On the East Site, the LSGD special permits would establish a development envelope for the existing buildings and new development, and would also introduce a central courtyard running the length of the project. Unlike the present condition, where buildings extend into the interior of the block, the proposed design would create a uniform rear building wall condition so that the interior courtyard has a consistent depth throughout its length and can have a coherent design. A limited portion of the interior courtyard would be for private yards for the townhouses and certain of the side street buildings, but the majority of the space would be required to be open space accessible to all of the residents of the project. The common area would be a passive open space with significant landscaping, seating, and uniform lighting throughout,

providing both a visual amenity as well as open space for the residents. The proposed project would result in over 14,000 square feet more open space than exists today.

The LSGD special permits would require that the 7,390 square foot open space on the Triangle Site be a publicly accessible amenity, and would mandate that the open space conform to a design approved as part of the special permit. The Triangle Site open space is expected to be a heavily landscaped area fronting Seventh Avenue incorporating fixed, curvilinear seating surrounding the planting beds, moveable seating, lighting, and elements serving as a remembrance to events in the history of Saint Vincent's Hospital Manhattan.

As part of the LSGD special permits, the developer will enter into a Restrictive Declaration governing the development of the East Site and the portion of the Triangle Site encompassed within the LSGD boundaries. The Restrictive Declaration will among other things: require that the LSGD property be developed in accordance with plans adopted as part of the LSGD special permits; restrict the number of residential units to no more than 450 and limit the overall amount of floor area and the amount of commercial and community facility floor area allowed in the LSGD; provide for the construction and maintenance of the publicly accessible open space on the Triangle Site; and require that the project incorporate measures indentified in the environmental review process as part of the project that are designed to avoid or minimize certain environmental impacts of the project.

ACCESSORY PARKING GARAGE SPECIAL PERMIT

A special permit pursuant to ZR 13-561 would be requested to allow for an accessory parking garage with approximately 152 spaces. This would allow on-site accessory parking spaces for residents and tenants for approximately 30 to 40 percent of the anticipated residential units.

Upon the approval of the actions set forth above and the demolition of a portion of the Link/Coleman Pavilions, the height and setback waivers and floor area transfer granted under the LSCFD (see **Figure 13**) would no longer be required and the LSCFD would cease to operate.

CERTIFICATE OF NEED

The proposed Center for Comprehensive Care is consistent with current zoning and will not require approvals from the New York City Planning Commission or City Council. However, a Certificate of Need approval is required from NYSDOH. In addition, if historic tax credits are sought for the rehabilitation of the O'Toole Building to house the Center for Comprehensive Care, OPRHP would review that application since it administers the tax credit program.

OTHER AGENCY APPROVALS

Landmarks Preservation Commission. Due to the project site's location in the New York City Greenwich Village Historic District, the proposed project is subject to review and approval by the LPC. As noted above, LPC issued a Status Update Letter 10-1426 approving the residential/commercial development on the East Site on July 7, 2009, and no further LPC approvals will be required for this portion of the project site. Review and approval by LPC is required for the exterior changes proposed for the O'Toole Building (including changes to the façade and building entrances). In addition, any changes to the Materials Handling Facility and the design of the public open space on the Triangle Site will be subject to LPC review and approval. These LPC approvals are not subject to CEQR. According to preliminary schedules, for the O'Toole Building it is expected that an application will be filed with LPC in June 2011. For work on the Triangle Site, it is expected that an application will be filed with LPC in August of 2011.

MTA- New York City Transit. It is proposed that the bus stop currently located at the corner of Seventh Avenue and West 12th Street be relocated one block south on the Triangle Site. This would require approval by MTA-New York City Transit and that the agency coordinates with the New York City Department of Transportation (NYCDOT).

NYCDOT. It is possible that RSV, LLC will seek an assignment of an existing revocable consent from NYCDOT, to allow for the use of an existing tunnel under Seventh Avenue connecting the East Site and Triangle Site and potential reuse of an existing utility connection running under West 12th Street between the medical gas storage area and the former O'Toole Building. The tunnel under Seventh Avenue may be used for storage and mechanical equipment in support of the East Site development, while the connection running below West 12th Street would continue to be used for medical gas.

Department of Environmental Protection: YES ☐ NO ■

Other City Approvals: YES ■ NO ☐

- ☐ LEGISLATION
- ☐ FUNDING OF CONSTRUCTION; SPECIFY
- ☐ POLICY OR PLAN; SPECIFY
- ■ LANDMARKS PRESERVATION COMMISSION APPROVAL (not subject to CEQR)
- ☐ 384(B)(4) APPROVAL
- ☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMD) (*not subject to CEQR*)
- ☐ RULEMAKING
- ☐ CONSTRUCTION OF PUBLIC FACILITIES
- ☐ FUNDING OF PROGRAMS; SPECIFY
- ☐ PERMITS; SPECIFY
- ■ OTHER; EXPLAIN **It is possible that applicant will seek an assignment of an existing revocable consent from NYCDOT to allow for the use of an existing tunnel under Seventh Avenue.**

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

The proposed Center for Comprehensive Care will require a Certificate of Need approval from NYSDOH. In addition, historic tax credits may be sought for the rehabilitation of the O'Toole Building to house the Center for Comprehensive Care.

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.* ***See Figures 1 through 11.***

■ Site location map ■ Zoning map ■ Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map

■ Sanborn or other land use map ■ Tax map ☐ 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.):
145,740	**None**	**145,740**

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: **East Site: 724,880 gsf; O'Toole Building Site: 152,556 gsf** (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: **145,740** Total square feet of non-applicant owned development: **None**

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: **92,925*** sq. ft. (width x length) Volume: **70,000*** cubic feet (width x length x depth)

Does the proposed project increase the population of residents and/or on-site workers? YES ■ NO ☐ Number of additional residents? **Up to 725** Number of additional workers? **225**

Provide a brief explanation of how these numbers were determined:

A maximum of 450 residential units using Census average household size of 1.61.
The net number of workers is the difference between workers with the proposed project (approximately 530, including 391 staff per day on the O'Toole Building Site and 139 on the East Site) and the number of workers in the future without the proposed project (305 workers on the O'Toole Building Site).

Does the project create new open space? YES ■ NO ☐ If Yes: **Approximately 7,390 sf of publicly accessible open space** (sq. ft)

Using Table 14-1, estimate the project's projected operation solid waste generation, if applicable: (pounds per week)

12,669 pounds per week (residential—commercial handled by private carters)

Using energy modeling or Table 15-1, estimate the project's projected energy use: (annual BTUs)

125,744 million 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:
2015	**37**

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

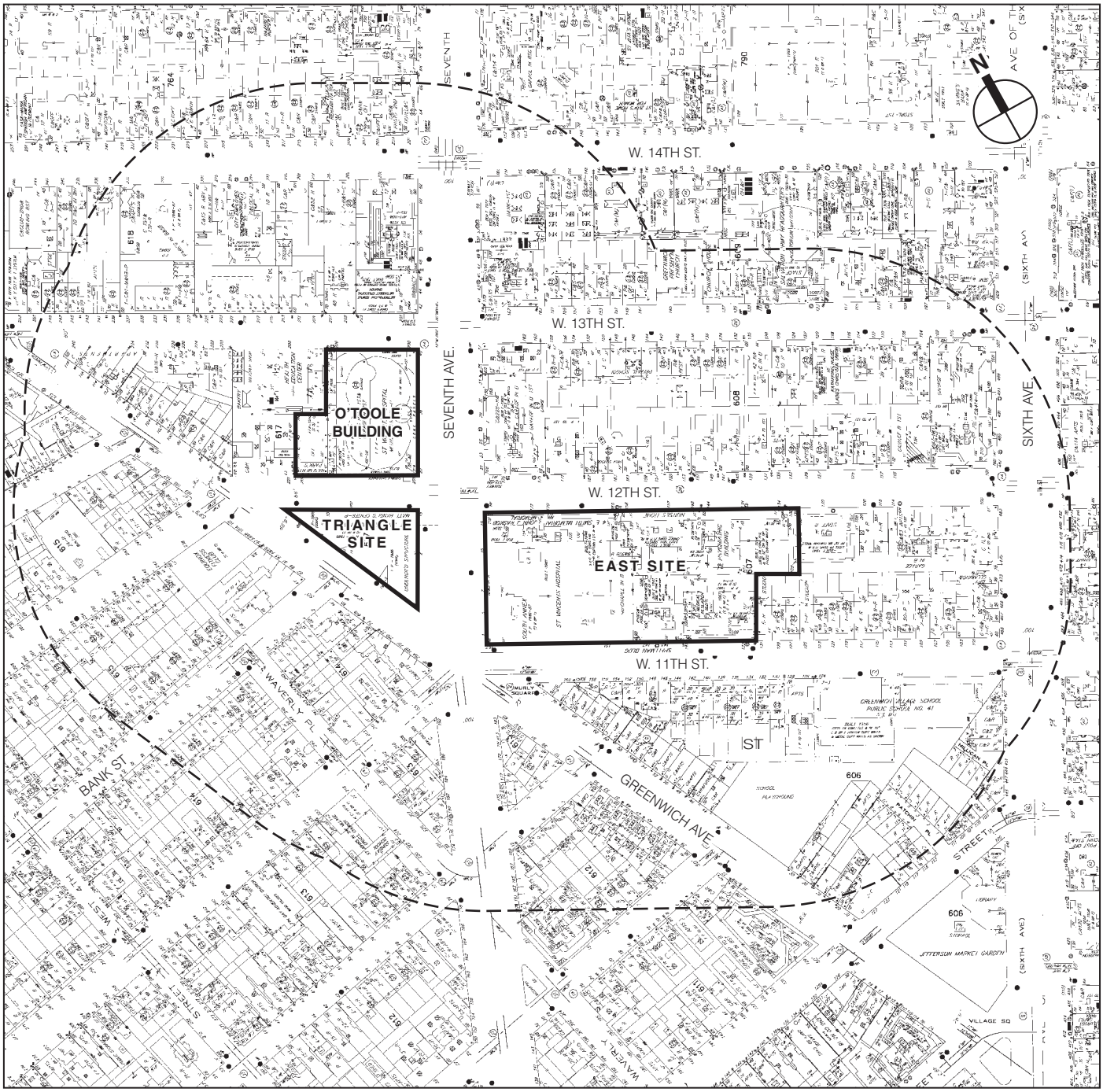
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

Center for Comprehensive Care – early 2014
Triangle Site – late 2014
East Site – 2015

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**

* East Site foundation design is not yet complete. Preliminary calculation based on lot area of the East Site and Turner Construction excavation estimates.



Project Site Boundary

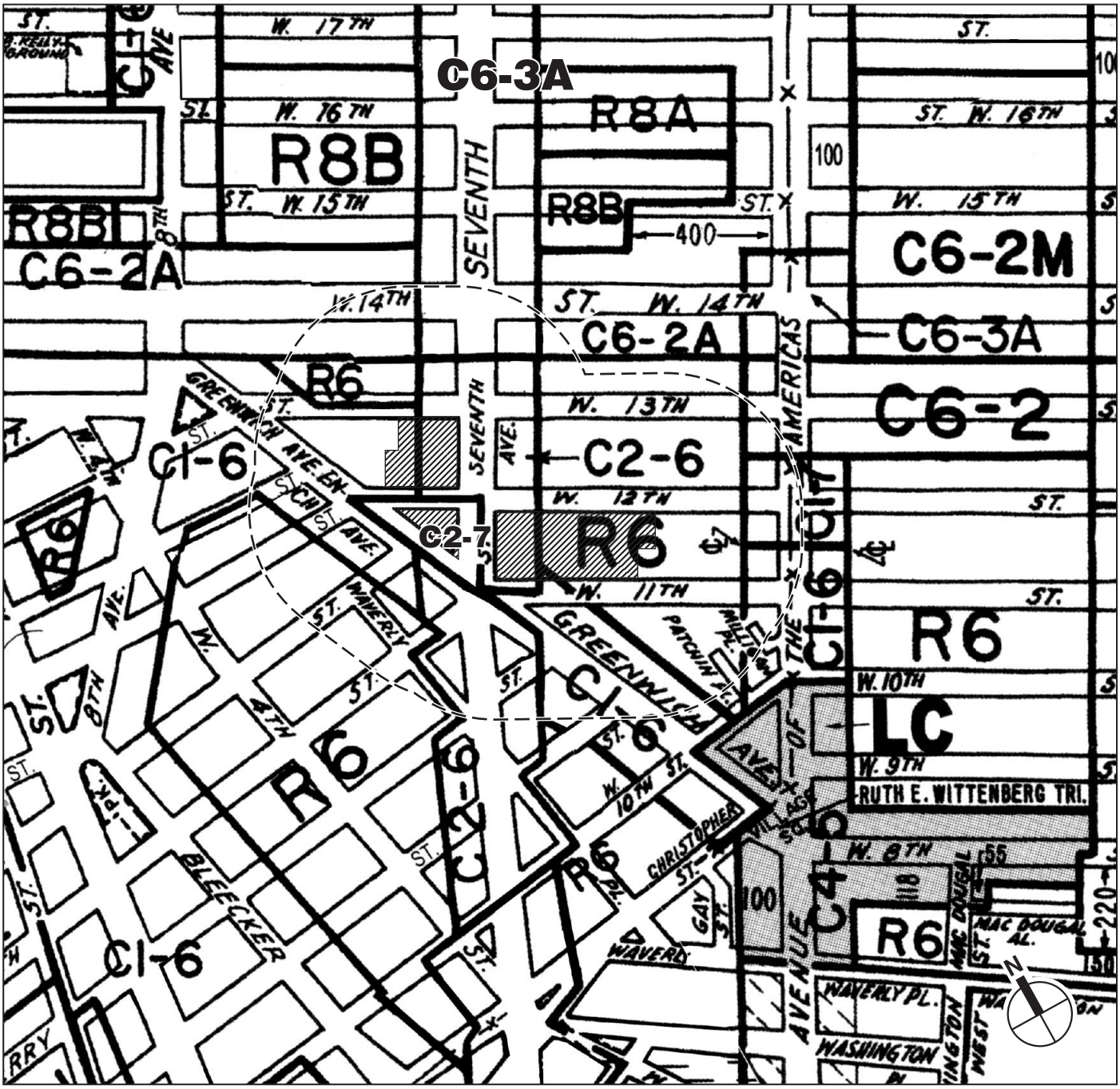
400-Foot Perimeter

Figure 1
Project Site Location



Figure 2
Land Use

3.30.11



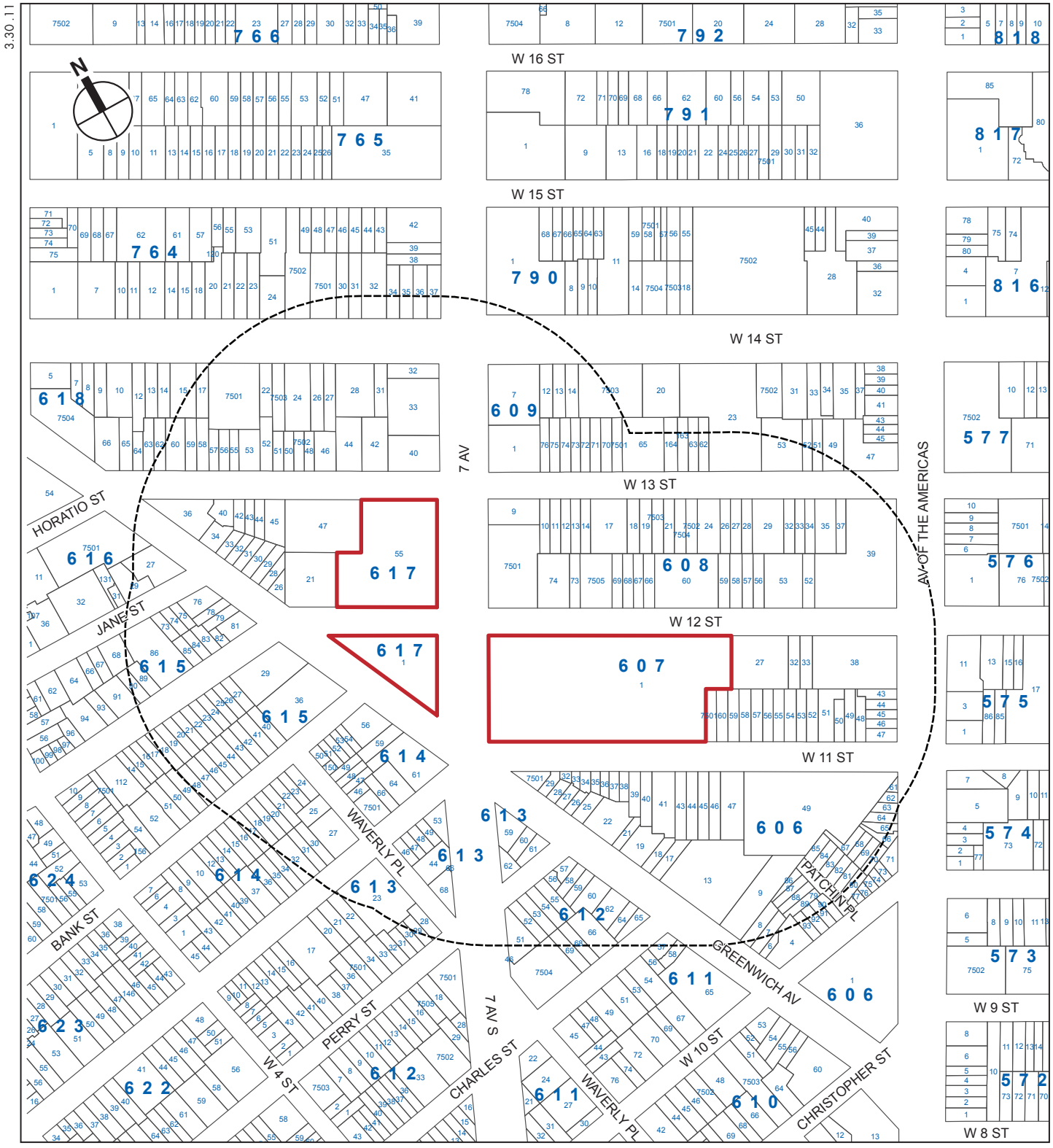
Project Site

400-Foot Perimeter

Zoning District Boundary

Special Purpose District

Figure 3
Existing Zoning



Project Site

400-Foot Perimeter

607 *Tax Block Number*

1 *Tax Lot Number*

SAINT VINCENTS CAMPUS REDEVELOPMENT

Figure 4
Tax Map

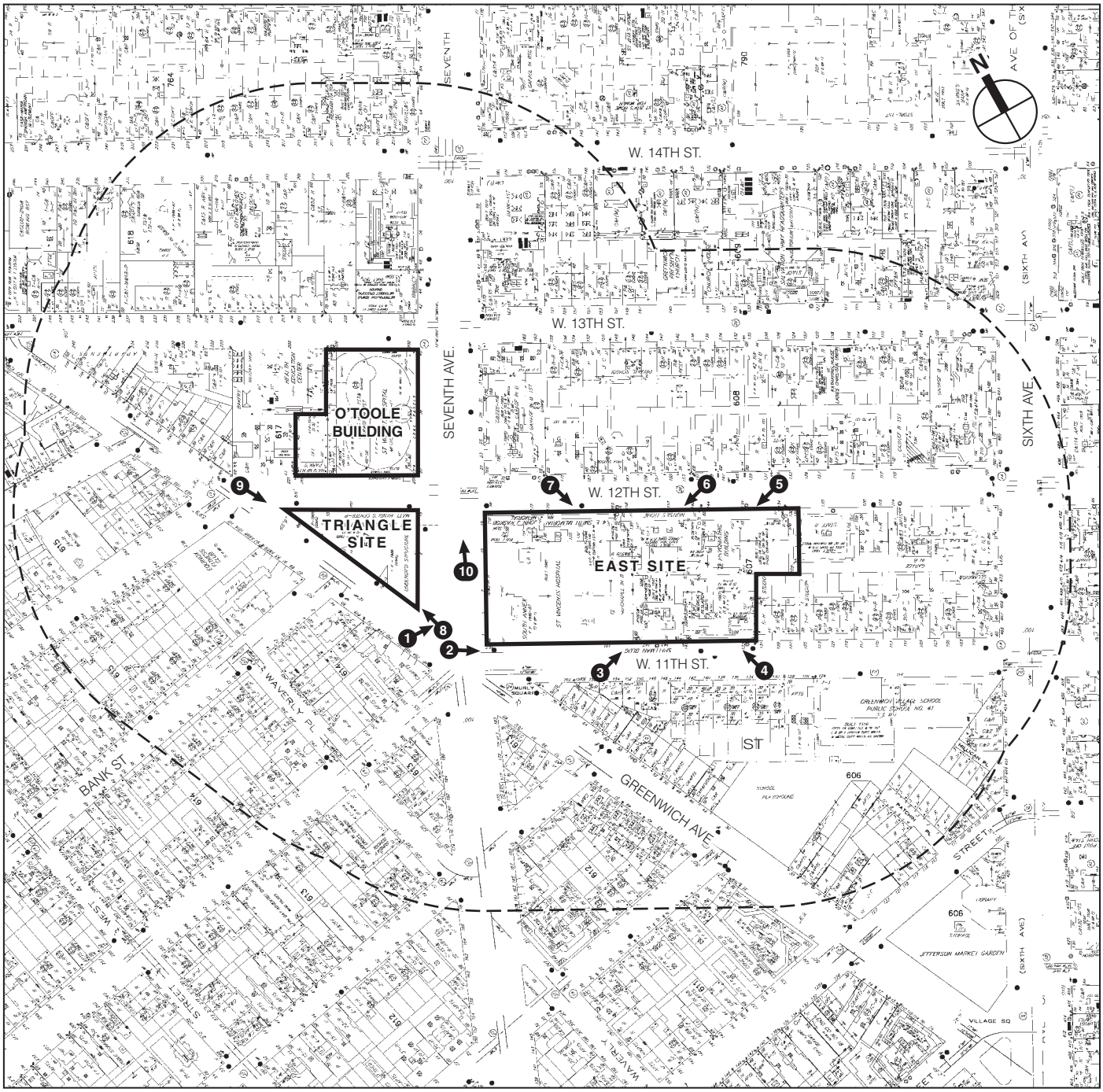


Figure 5
Key to Photographs of Site



View of Coleman Pavilion and Raskob Building, East Site **1**



View of Link Pavilion, East Site **2**

Figure 6
Photographs of Site



View of Spellman Pavilion, East Site **3**



View of Cronin Building, East Site **4**

Figure 7
Photographs of Site



View of Reiss Pavilion, East Site **5**



View of Nurses' Residence, East Site **6**

Figure 8
Photographs of Site



View of Smith Building, East Site **7**



View of east side of the Triangle Site **8**

Figure 9
Photographs of Site



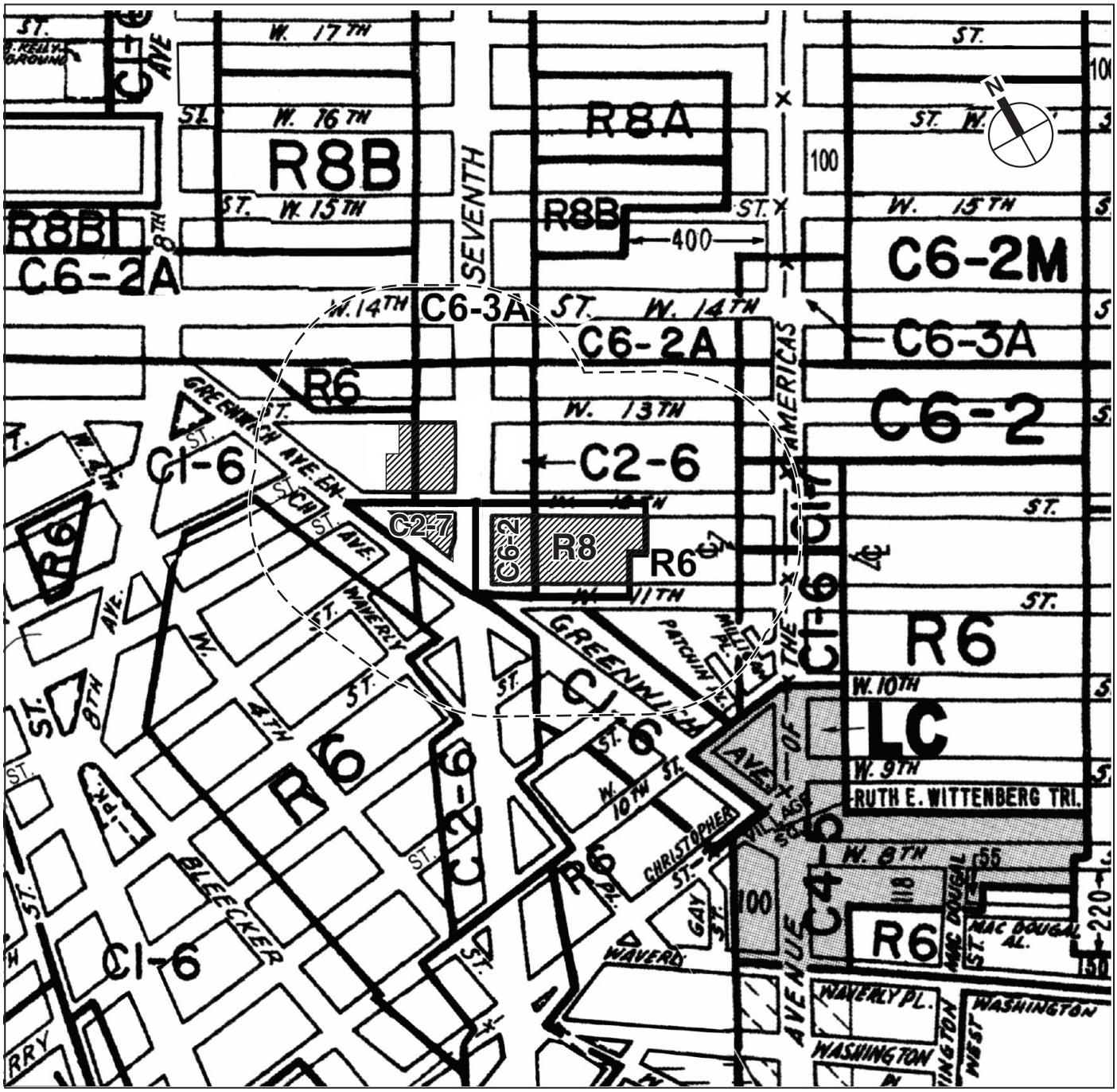
View of north side of the Triangle Site **9**



View of the O'Toole Building **10**

Figure 10
Photographs of Site

5.5.11



0 200 500 FEET

SCALE

Project Site

400-Foot Perimeter

Zoning District Boundary

Special Purpose District

Figure 11
Proposed Zoning

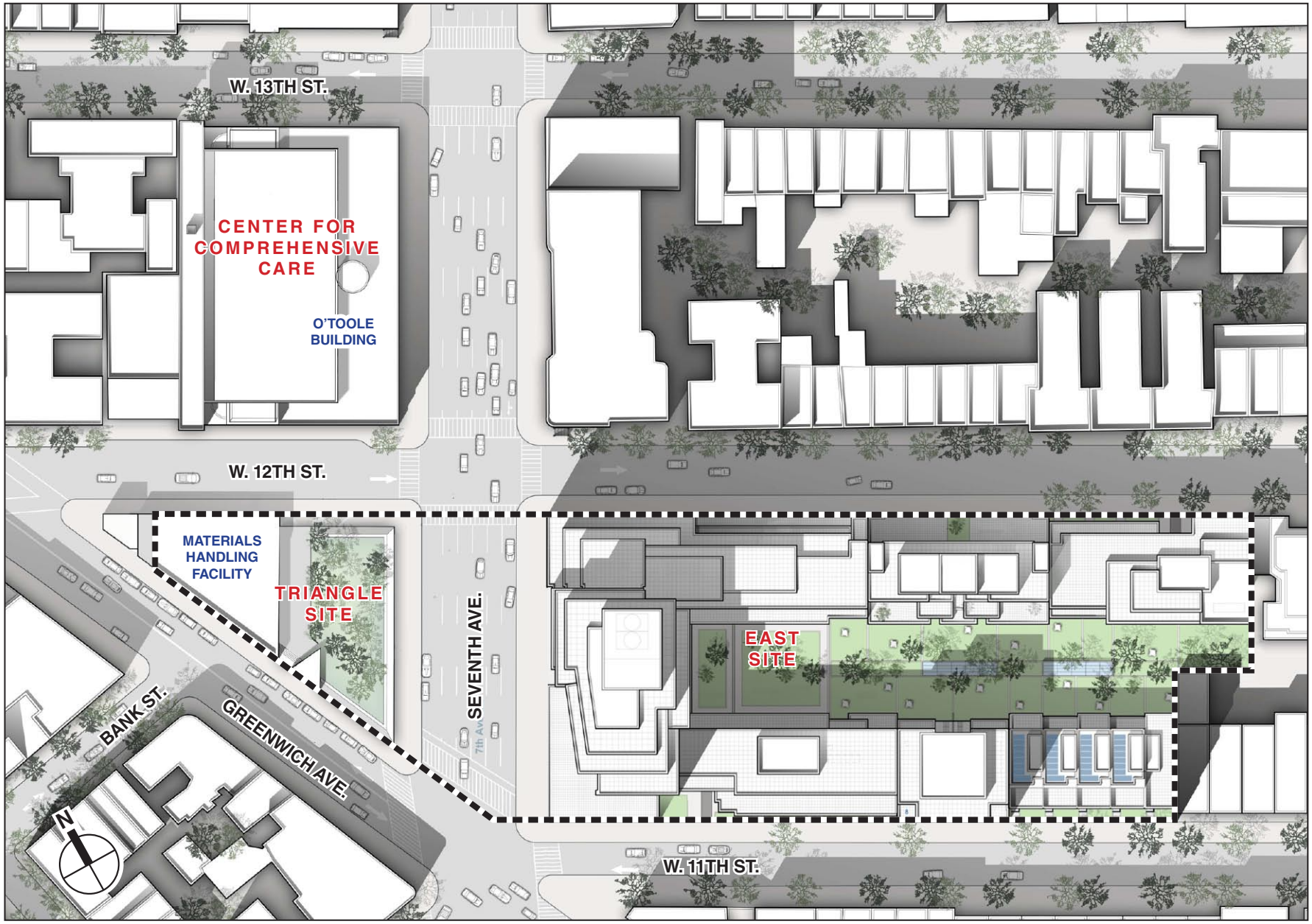


Figure 12

Proposed Large-Scale General Development (LSGD)

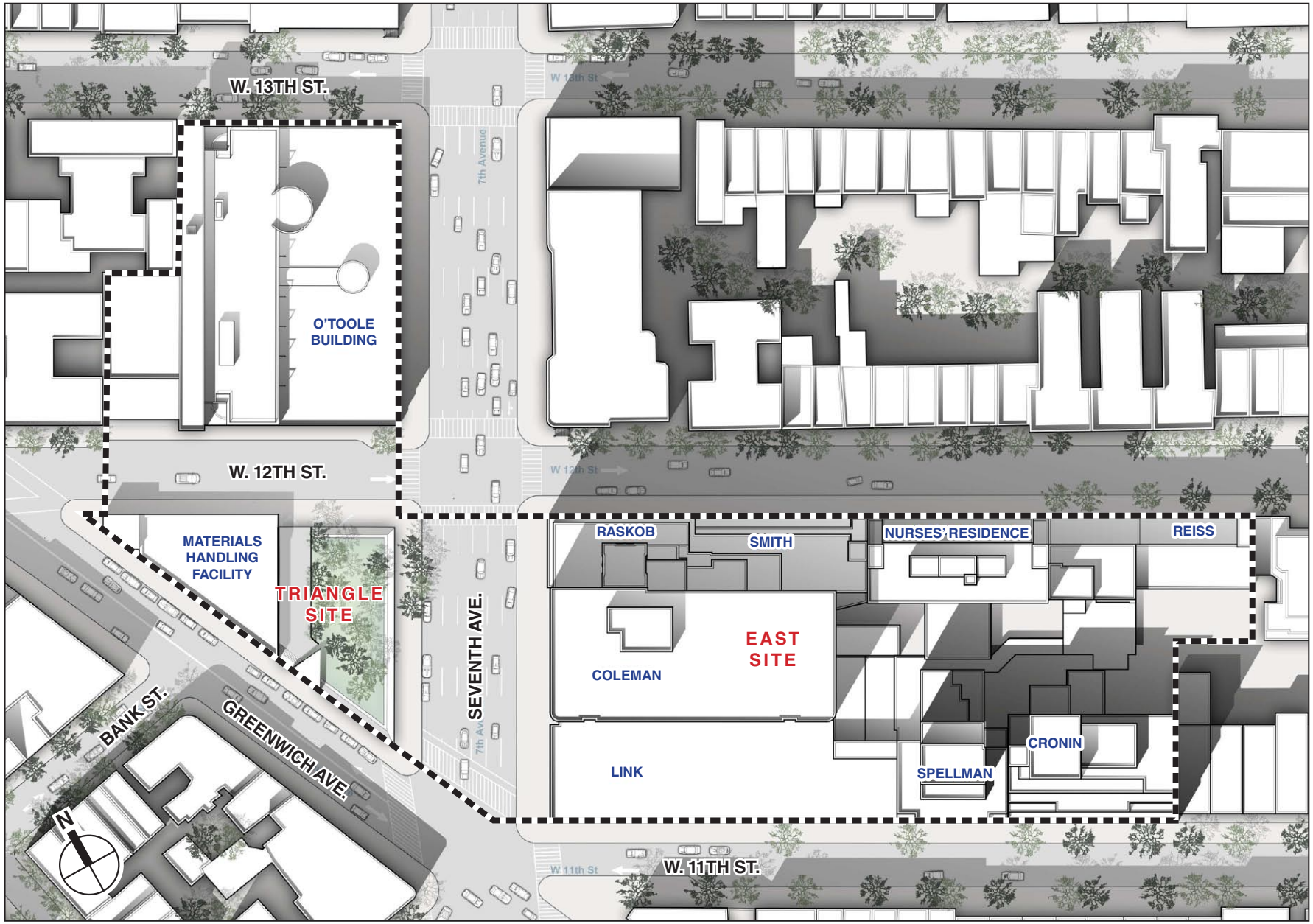


Figure 13

Existing Large-Scale Community Facility Development (LSCFD)

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				
No. of dwelling units	**0**	**0**	**450 maximum**	**450 maximum**
No. of low- to moderate-income units			**0**	
No. of stories			**5 to 16**	
Gross Floor Area (sq. ft.)			**676,786**	**676,786**
Describe Type of Residential Structures			**Apartments and townhouses**	
Commercial	Yes ☐ No ■	Yes ☐ No ■	Yes ■ No ☐	
If yes, specify the following:				
Describe type (retail, office, other)			**Retail**	
No. of bldgs			**1 (partial)**	
GFA of each bldg (sq. ft.)			**11,200**	**11,200**
Manufacturing/Industrial	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes, specify the following:				
Type of use				
No. of bldgs				
GFA of each bldg (sq. ft.)				
No. of stories of each bldg.				
Height of each bldg				
Open storage area (sq. ft.)				
If any unenclosed activities, specify				
Community Facility	Yes ■ No ☐	Yes ■ No ☐	Yes ■ No ☐	
If yes, specify the following				
Type	**O'Toole: Medical offices/outpatient services**	**O'Toole: Medical offices**	**East Site: Medical offices. Triangle Site: TBD. O'Toole: Emergency Dept., medical offices, outpatient services.**	
No. of bldgs	**1**	**1**	**2**	**1 (partial)**
GFA of each bldg (sq. ft.)	**162,020***	**162,020***	**East Site: 25,094 Triangle Site: 25,220 O'Toole: 152,556**	**40,850**
No. of stories of each bldg	**6**	**6**	**East Site: space within a 16-story building. Triangle Site: 1 story and below-grade. O'Toole: 6 stories**	
Height of each bldg	**82'**	**82'**	**East Site: Ground floor and cellar level of 203' building. Triangle Site:22'. O'Toole: 82'.****	
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)			**New privately owned, publicly accessible open space on Triangle Site.**	
Other Land Use	Yes ■ No ☐	Yes ■ No ☐	Yes ☐ No ■	
If yes, describe	**Vacant: The East Site buildings and Materials Handling Facility on the Triangle Site.**	**Vacant: The East Site buildings and Materials Handling Facility on the Triangle Site.**	**Triangle Site: Unused medical gas storage area (±1,100 gsf)**	
Parking				
Garages	Yes ■ No ☐	Yes ■ No ☐	Yes ■ No ☐	
If yes, specify the following:				
No. of public spaces	**48 (O'Toole Building Site)**	**48 (O'Toole Building Site)**	**0**	**-48**
No. of accessory spaces	**0**	**0**	**152 (East Site)**	**152**
Operating hours	**24 hours**	**TBD**	**TBD**	
Attended or non-attended	**Attended**	**Attended**	**Attended**	

* Community facility buildings on the East Site contain 763,114 gross square feet of space that had once been used by Saint Vincent's. These buildings are currently vacant and are assumed to be vacant in the No-Action condition.

** Excluding rooftop mechanical.

	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				
Storage Tanks				
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	**3**	**3**		
Size of tanks	**50, 3,000 and 6,000 gallons**	**50, 3,000 and 6,000 gallons**	**TBD**	
Location of tanks	**50 and 3,000-gallon tanks – Coleman Pavilion; 6,000-gallon tank – adjacent to Reiss Pavilion**	**50 and 3,000-gallon tanks – Coleman Pavilion; 6,000-gallon tank – adjacent to Reiss Pavilion**	**TBD**	
Depth of tanks	**50 and 3,000-gallon tanks – aboveground; 6,000-gallon tank – underground**	**50 and 3,000-gallon tanks – aboveground; 6,000-gallon tank – underground**	**TBD**	
Most recent FDNY inspection date				
Population				
Residents	Yes ☐ No ■	Yes ☐ No ■	Yes ■ No ☐	
If any, specify number			**725**	**725**
Briefly explain how the number of residents was calculated	**A maximum of 450 units and Census average household size of 1.61**			
Businesses	Yes ■ No ☐	Yes ■ No ☐	Yes ■ No ☐	
If any, specify the following:				
No. and type	**2 clinics plus doctors' offices**	**Outpatient medical offices**	**Emergency Department, outpatient medical offices, retail**	**New Emergency Department, additional outpatient medical offices, new retail**
No. and type of workers by business	**Approximately 86**	**305—medical offices**	**Emergency Department and outpatient/medical offices—479 Residential—17 Retail—34**	**225**
No. and type of non-residents who are not workers	**Approximately 370 patients and 420 visitors**	**2,306**	**811**	**-1,495**
Briefly explain how the number of businesses was calculated	**Estimates for existing assume approximately 30 percent of staff, patients and visitors from the period Saint Vincents was active. Estimates for no-Action based on one employee per 450 sf; Patients and visitors for medical office used based on 506 East 76th Street FEIS; Estimates for With-Action provided by NSLIJ and RSV, LLC.**			
Zoning*				
Zoning classification	**R6, C1-6, C2-6, C2-7**	**R6, C1-6, C2-6, C2-7**	**R8, C1-6, C2-6, C2-7, C6-2**	
Maximum amount of floor area that can be developed (in terms of bulk)	**805,611**	**805,611****	**700,694**	
Predominant land use and zoning classification within a 0.25-radius of proposed project	**Residential, commercial, institutional. R6, C1-6, C1-7, C2-6, C6-1, C6-2A, and C6-3A.**	**Residential, commercial, institutional. R6, C1-6, C1-7, C2-6, C6-1, C6-2A, and C6-3A.**	**Residential, commercial, institutional. R6, R8, C1-6, C1-7, C2-6, C6-1, C6-2, C6-2A, and C6-3A.**	
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.*

*** The existing LSCFD limits development to what exists today.*

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?		✓
	• Directly displace more than 500 residents?		✓
	• Directly displace more than 100 employees?		✓
	• 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.		
(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?	✓	
	If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions?	**TBD**[1]	
	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?		

** An assessment of Land Use, Zoning, and Public Policy will be provided in the DEIS.*

*** An assessment of Socioeconomic Conditions will be provided in the DEIS.*

[1] TBD = To be determined as part of DEIS analysis.

		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 outlined 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.		
(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?		✓
	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?		✓
	If 'Yes,' would the additional population impair the delivery of library services in the study area?		
(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?	**TBD[1]**	
	If 'Yes,' would the project increase this collective utilization rate by 5 percent from the No-Action scenario?	**TBD[1]**	
(4)	***Health Care Facilities***		
	Would the project affect the operation of health care facilities in the area?	✓	
(5)	***Fire and Police Protection***		
	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 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%?	**TBD[1]**	
	• 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?		

** An assessment of Community Facilities will be provided in the DEIS.*

*** An assessment of Open Space will be provided in the DEIS.*

[1] TBD = To be determined as part of DEIS analysis.

		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.	**TBD[1]**	
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.	✓**	
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?	**TBD[1]**	
(c)	If "Yes" to either of the questions above, please provide the information requested in Chapter 10.		
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:	✓	
(i)	Based on a Phase I Assessment, is a Phase II Assessment needed?	**TBD[1]**	
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)	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.	**TBD[1]**	

** An assessment of Shadows will be provided in the DEIS.*

*** An assessment of Historic and Cultural Resources will be provided in the DEIS.*

**** An assessment of Urban Design and Visual Resources will be provided in the DEIS.*

[1] TBD = To be determined as part of DEIS analysis.

		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?		✓
(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?	✓	
(b)	If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:	**TBD[1]**	
	(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?		✓
(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)	**TBD[1]**	
(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?	**TBD[1]**	
(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?	✓	
(c)	If "Yes," attach supporting documentation to answer the following; Would the project be consistent with the City's GHG reduction goal?	**TBD[1]**	
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.	**TBD[1]**	
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?	✓	
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.	**TBD[1]**	

[1] TBD = To be determined as part of DEIS analysis.

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[1] 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.
An analysis of the proposed project's construction impacts will be included in the DEIS.

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

Managing Member (APPLICANT/SPONSOR) of RSV, LLC (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)

Eric C. Rudin (APPLICANT/SPONSOR NAME:)	LEAD AGENCY REPRESENTATIVE NAME:
(SIGNATURE:)	5/23/11 (DATE:)

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.

[1] TBD = To be determined as part of DEIS analysis.

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	✓	
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 Impacts	✓	

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. ✓

3. ***LEAD AGENCY'S CERTIFICATION***

Director, Environmental Assessment & Review Division ⊞	New York City Department of City Planning
TITLE	LEAD AGENCY
Robert Dobruskin, AICP	Robert Dobruskin
NAME	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 signficant 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