CHAPTER 7: HISTORIC AND CULTURAL RESOURCES

A. INTRODUCTION

The *CEQR Technical Manual* identifies architectural resources as historically important buildings, structures, objects, sites, and districts. These include designated New York City Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed on the State/National Register of Historic Places (S/NR) or contained within a district listed on or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHL); and properties not identified by one of the programs listed above, but that meet their eligibility requirements.

The *CEQR Technical Manual* states that a historic district is a geographically definable area that possesses a significant concentration of associated buildings, structures, urban landscape features, or archaeological sites, united historically or aesthetically by plan and design or physical development and historical and/or architectural relationships. The U.S. Secretary of the Interior has established eligibility criteria for listing on the National Register of Historic Places, pursuant to 36 CFR Part 60. Accordingly, the criteria considers that the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and (i) that are associated with events that have made a significant contribution to the broad patterns of our history; or (ii) that are associated with the lives of persons significant in our history; or (iii) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or (iv) that have yielded, or may be likely to yield, information important in prehistory or history.[1]

B. PRINCIPAL CONCLUSIONS

A preliminary assessment of archaeological and architectural resources was conducted in coordination with LPC, which determined that there are 10 historic resources located within 400 feet of the Projected/Potential Development Sites and that the Proposed Actions have the potential to result in incremental in-ground disturbance. Therefore, a detailed analysis of the potential indirect impacts of the Proposed Actions on architectural resources was conducted, as well as a comprehensive review of potential effects on archaeological resources. Direct effects on architectural resources were not evaluated because there are no eligible or designated historic resources on the Projected or Potential Development Sites within the Project Area. Based on the detailed analysis of indirect impacts, the Proposed Actions would not result in any significant adverse impacts to architectural resources. The Proposed Actions have the potential to result in significant adverse archaeological impacts at Projected Development Site 5 (Block 488, Lot 65).

[1] 36 CFR Part 60.4, Criteria for Evaluation

ARCHAEOLOGICAL RESOURCES

LPC reviewed all Projected and Potential Development Sites within the Project Area that have the potential to experience new or additional in-ground disturbance as a result of the Proposed Actions. In a comment letter dated July 27, 2016 (Appendix J), LPC determined that, based on a review of archaeological sensitivity models and historic maps, there is potential for the recovery of remains from 19th Century occupation at two Projected Development Sites: (i) Projected Development Site 5 (Block 488, Lot 65), and (ii) Stapleton Waterfront Phase III Sites A and B1 (Block 487, Lot 100). LPC recommended these sites undergo an archaeological documentary study (Phase 1A) to determine if intact archaeological resources might exist on the site(s) and to provide a basis for deciding if field work is necessary. However, after further review of the Stapleton Waterfront Phase III Sites (Block 487, Lot 100), LPC determined in a subsequent comment letter dated 4/3/2017 that these sites have no potential archaeological significance and, therefore, no additional archaeological analysis of this property is warranted (Appendix J).

A Phase 1A study of Projected Development Site 5 was completed in May 2017 (Appendix E). The Phase 1A study concluded that the archaeological area of potential effects (APE) has a moderate to high sensitivity for prehistoric resources on the western margin in the limited area of fast land, and a moderate to high sensitivity for nineteenth- to early-twentieth-century waterfront features (docks or piers) in the remainder of the southern archaeological-APE. The northern, narrow portion of the archaeological-APE was identified as having no to low sensitivity for shoreline features. Based on these findings, the Phase 1A study concluded that Phase 1B archaeological testing is necessary in advance of any future ground disturbing developments within the two areas of archaeological sensitivity to determine the absence or presence of these potential buried resources.

Projected Development Site 5 is owned by a private entity. There is no mechanism in place to require a developer to conduct archaeological testing or require the preservation or documentation of archaeological resources, should they exist. Therefore, a significant adverse effect related to archaeological resources may occur on Projected Development Site 5. Because there is no mechanism to avoid or mitigate potential impacts at the privately-owned Projected Development Site 5, the significant adverse impact would be unavoidable.

ARCHITECTURAL RESOURCES

DIRECT (PHYSICAL) IMPACTS

Because there are no eligible or designated historic resources on the Projected or Potential Development Sites within the Project Area, there are no potential significant adverse direct impacts related to historic resources.

INDIRECT (CONTEXTUAL) IMPACTS

There are 10 historic resources located within 400 feet of the Projected/Potential Development Sites. Although development resulting from the Proposed Actions could alter the setting or visual context of several of these historic resources, none of the alterations would result in significant adverse impacts. The Proposed Actions would not alter the relationship of any identified historic resources to the streetscape, since all streets in the Study Area would remain open and each resource's

relationship with the street would remain unchanged in the With-Action Condition. No Projected or Potential Development Sites would eliminate or substantially obstruct important public views of architectural resources, as all significant elements of these resources would remain visible from public streets and view corridors. In addition, the Proposed Actions would not introduce any incompatible visual, audible, or atmospheric elements to the area of any historic resources under the With-Action Condition. Therefore, the development facilitated by the Proposed Actions is not expected to result in any significant adverse indirect or contextual impacts to historic architectural resources.

CONSTRUCTION IMPACTS

Any LPC-designated or S/NR-listed historic resources within 90 feet of Projected/Potential Development Sites that would undergo construction are subject to the protections of the New York City Department of Building's (DOB's) Technical Policy and Procedure Notice (TPPN) #10/88. As such, development resulting from the Proposed Actions would not cause any significant adverse construction-related impacts to LPC-designated or S/NR-listed resources. This would apply to (i) Tompkinsville (Joseph H. Lyons) Pool (LPC-designated NYCL; S/NR-eligible) which is less than 90 feet from Projected Development Site 2; and (ii) the 120th Police Precinct Station House (LPC-designated; S/NR-eligible) and Staten Island Family Courthouse (LPC-designated; S/NR-eligible), both of which are less than 90 feet from City Disposition Site 1.

Two S/NR-eligible and/or NYCL-eligible historic resources are located in close proximity (i.e., within 90 feet) of Projected/Potential Development Sites that would not be redeveloped under the No-Action condition: the S/NR-eligible 292 Van Duzer Street (No. 6 in Figure 7-4) and the S/NR-eligible and NYCL-eligible Stapleton Branch of the New York City Public Library (No. 10 in Figure 7-5). As the potential historic resources are not S/NR-listed or LPC-designated or calendared for designation, they are not afforded the added special protections under DOB's TPPN #10/88 beyond standard protection under DOB regulations applicable to all buildings located adjacent to construction sites. Additional protective measures afforded under TPPN #10/88, which include a monitoring program to reduce the likelihood of construction damage to adjacent S/NR-listed or LPC-designated resources, would only become applicable if the eligible resources are designated in the future prior to the initiation of construction. If the eligible resources are not designated, however, they would not be subject to DOB's TPPN #10/88, and would therefore likely be adversely impacted by construction of developments within 90 feet (on Potential Development Site Q and Projected Development Site 20, respectively, as shown in Figure 7-6), resulting from the Proposed Actions. Chapter 21, "Mitigation," discusses potential measures to mitigate these significant adverse construction impacts.

SHADOW IMPACTS

Except for Tompkinsville (Joseph H. Lyons) Pool, which is discussed in both Chapter 5, "Open Space" and Chapter 6, "Shadows" as it is a publicly accessible open space resource, the Proposed Actions would not result in incremental shadows being cast on sunlight-sensitive historic resources. As detailed in Chapter 6, "Shadows," the only other historic resource with sunlight-sensitive features in the study area is the Edgewater Village Hall (S/NR-listed; LPC-designated), which features stained-glass windows. As discussed in Chapter 6, development facilitated by the Proposed Actions would not cast incremental shadows on the Edgewater Village Hall on any of the four representative

analysis days. Therefore, the Proposed Actions would not result in any significant adverse shadows impacts on sunlight-sensitive historic resources.

C. METHODOLOGY

ARCHAEOLOGICAL RESOURCES

Archaeological resources are defined in the *CEQR Technical Manual* as physical remains, usually subsurface—such as burials, foundations, artifacts, wells, and privies of the prehistoric, Native American, and historic periods. Archaeological resources are the physical remnants, usually buried, of past activities on a site. Archaeological resources can be associated with the historic period, which began with the settlement of Europeans in the New York region beginning in the 17th century. In developed areas and in urban regions, archaeological resources are often disturbed or destroyed by grading, excavation, and the installation and improvement of infrastructure. However, some archaeological resources do survive in an urban environment and are often sealed beneath the surface and protected from further disturbance. The study area for archaeological resources includes those areas within the Project Area where new excavation or ground disturbance is likely and would result in new in-ground disturbance as compared with No Action Conditions. For the purposes of this analysis, the study area for archaeological resources is limited to the 53 Projected and Potential Development Sites. Per the New York State Historic Preservation Office's (SHPO's) *Cultural Resources Information System* (CRIS) database, these sites are located within an archaeological sensitive area (presented in Figure 7-1).

An assessment of potential impacts on archaeological resources is typically required for projects that include:

- Above-ground construction resulting in in-ground disturbance, including construction of temporary roads and access facilities, grading, or landscaping.
- Below-ground construction, such as installation of utilities or excavation, including that for footings or piles.

ARCHITECTURAL RESOURCES

To assess the potential impacts of the Proposed Actions on historic resources, an inventory of historic resources within a 400-foot radius from the Project Area (Study Area) was compiled using the SHPO's CRIS database and LPC's *Discover NYC Landmarks* map and database. The inventory of historic resources was conducted in coordination with LPC, which provided a list of architectural resources and archaeologically sensitive lots in the Study Area. All correspondence with LPC is included in Appendix J, "Agency Correspondence."

An assessment of potential impacts on architectural resources is typically required if a proposed project would result in the following:

- New construction, demolition, or significant physical alteration to any building, structure, or object.

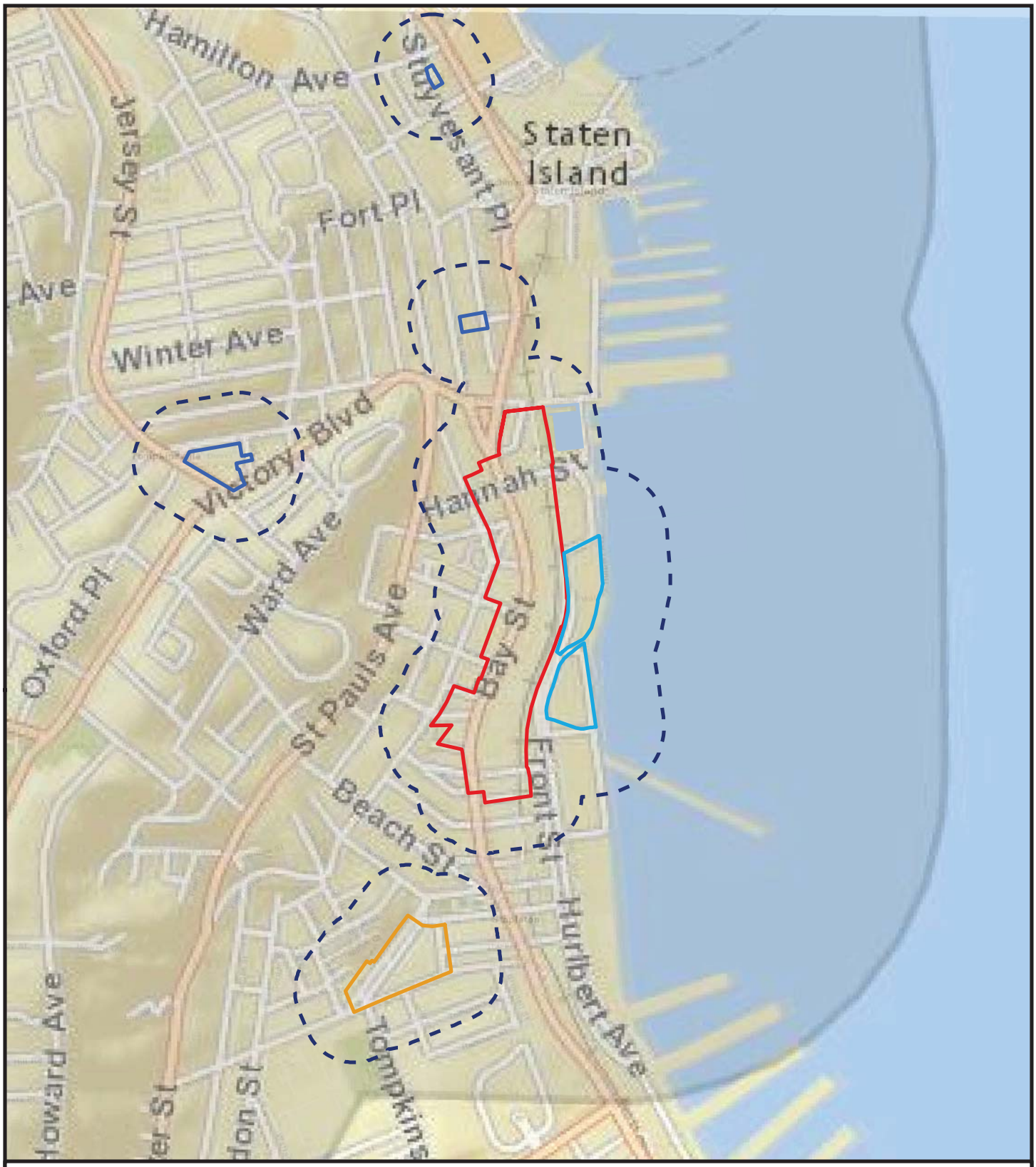

FIGURE 7-1: ARCHAEOLOGICAL SENSITIVE AREA
BAY STREET CORRIDOR REZONING AND RELATED ACTIONS

STATEN ISLAND, NY

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

- A change of scale, visual prominence, or visual context of an historic resource. The *CEQR Technical Manual* describes visual prominence as generally the way in which a historic resource is viewed. Visual context is the character of the surrounding built or natural environment. This may include architectural components of an area's buildings, streetscapes, skyline, landforms, vegetation, and openness to the sky.

- Construction, including but not limited to, excavating vibration, subsidence, dewatering, and the possibility of falling objects.

- Additions to or significant removal, grading, or replanting of significant historic landscape features.

- Screening or elimination of publicly accessible views.

- Introduction of significant new shadows or significant lengthening of the duration of shadows on an historic landscape or on an historic structure if the features that make the structure significant depend on sunlight.

D. DEVELOPMENT BACKGROUND[2]

At the time of European settlement in the early 17th century, Staten Island was inhabited by the Munsee, a linguistic subgroup of Lenape Native Americans who lived in small, dispersed settlements along the island's shorelines. Between the 1630s and 1650s, Dutch settlers made several unsuccessful attempts to establish a permanent settlement in the area of present-day Tompkinsville—then known as the "Watering Place" for its now-extinct freshwater spring that ran along what is currently Jersey Street.

By 1670, both the Dutch and the Native Americans had ceded Staten Island to the British, who focused on granting land patents to convert the area to farmland and expand agricultural and coastal industries. The North Shore remained sparsely populated and consisted primarily of agricultural and maritime industries after the Revolutionary War, with the exception of a tavern and molasses distillery. A ferry to New York was established in 1748 at the foot of present-day St. Peter's Place in the village of St. George. Small settlements rose near ferry landings, meeting places, and other sites of commercial activity during the 18th century. In 1799, the State of New York took advantage of the island's relative isolation and small population and seized a 30-acre tract of land just a few feet south of where the Staten Island Ferry terminal is located today to build the New York Marine Hospital ("the Quarantine") for sick and diseased sailors entering the New York harbor. A lighthouse and coast guard station were also added to the site.

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[2] This discussion of the North Shore's development background is based on the New York City Landmarks Preservation Commission's (LPC) 1994 report *St. George Historic District Staten Island*; LPC's 2008 report *Tompkinsville Pool Bath House, First Floor Interior;* LPC's 2010 report *Mary and David Burgher House*; LPC's 2004 report *St. Paul's Avenue-Stapleton Heights Historic District Designation Report*; LPC's 2006 report *Staten Island Savings Bank Building*; *New Stapleton Waterfront Development Plan: Final Environmental Impact Statement* (CEQR No.: 06DME001R), Office of the Deputy Mayor for Economic Development and Rebuilding, September 2006.
[2] Kathryn Stephenson, "The Quarantine War: The Burning of the New York Marine Hospital in 1858," *Public Health Reports,* Volume 119 Issue 1 (2004): 79–92. http://www.ncbi.nlm.nih.gov/pmc/articles/PMC1502261/

Despite the introduction of the ferry to improve public transportation to the surrounding areas, the island's isolation greatly influenced its slow rate of development and land use patterns. The North Shore remained sparsely populated until the 1800s, with the majority of settlement and economic activity concentrated on the farmland near the coast and its thriving oyster industry.

Accelerated population and economic growth on the North Shore began when Daniel D. Tompkins, future New York State Governor and U.S. Vice President, became enthralled with the area while stationed there during the War of 1812. Tompkins saw the island's natural beauty and potential accessibility to New York and New Jersey as an attractive investment opportunity. He began buying large swaths of land and rapidly amassed over 600 acres along the island's north and east shores that he aspired to develop into the village of Tompkinsville.

Tompkins allotted sites for commercial and residential development and began making large investments in infrastructure to connect the North Shore to other villages by land, and to connect Manhattan by water; he believed the crucial factor to the North Shore's success as a thriving economic hub was investment in transportation infrastructure to lift the island out of isolation. In 1817, Tompkins established a regular ferry route between Tompkinsville (from the foot of Victory Boulevard, adjacent to the future site of Tompkinsville (Joseph H. Lyons) Pool) and Whitehall Street in Manhattan. He also established a highway along what is now Victory Boulevard that connected Tompkinsville to the New Blazing Star Ferry on Staten Island's West Shore.

In the 1820s, development began in the southern Tompkinsville area when Caleb T. Ward purchased a 250-acre tract of land from Tompkins' estate upon his death in 1825. A portion of the area comprises the St. Paul's Avenue–Stapleton Heights Historic District, which is immediately adjacent to the Bay Street Corridor Study Area. The historic district is a significant reminder of the architectural and historic development of Staten Island and is an excellent example of an early 19th- to early 20th-century suburban residential community. Between the 1830s and 1860s, several Greek Revival houses, the former Kingsley Methodist Church, and the German Evangelical Lutheran Church (Trinity Lutheran Church) were erected along the western hillside of St. Paul's Avenue. Other notable architectural developments include "Captain's Row," which comprises three villas along St. Paul's Avenue, as well as the Greek Revival, LPC-designated Mary and David Burgher House.

The historic district lies on a major thoroughfare linking Tompkinsville to the southeast with the village of Stapleton. A product of Tompkinsville's steady expansion, Stapleton was named in 1836 after New York merchant William J. Staples, who partnered with Daniel D. Tompkins' son Minthorne Tompkins to purchase the large tract of land for development. Tompkins' son and business partner began planning a new residential community with organized streets and lots that were soon developed with Greek Revival homes and a nearby hotel. Population continued to grow with the establishment of the new Seaman's Retreat and Hospital building at the intersection of Bay Street and Vanderbilt Avenue in 1831. The LPC-designated main building, the third building constructed for the newly founded hospital, dates from 1837 and is a prominent example of Greek Revival style while also exhibiting characteristics of the earlier Georgian tradition. In 1903, the Seaman's Retreat was acquired by the federal government and converted to a U.S. Marine Hospital.

Improved accessibility via regular ferry service and new road infrastructure spurred rapid population growth in Tompkinsville and Stapleton throughout the mid-19th century. The

construction of trendy bathing resorts attracted aristocrats, a literary colony, and Southern plantation owners looking for a summer retreat and formed the foundation of a bustling urban center. Although the wealthy initially built large summer homes along the coast, they increasingly stayed on the island year-round and Staten Island became increasingly urbanized. Industry and commerce likewise grew, necessitating rapid construction of more docks and piers. Locals, concerned with the Quarantine Hospital's perceived negative effects on the growing real estate sector and general economy, was burned down by a mob in 1858.

The population growth in the 1840s and 1850s led to an increase in attendance at village churches, necessitating the construction of new religious centers. In 1865, St. Paul's Memorial Church was built in Stapleton. Designed by Edward Potter, a mentee of the country's foremost church architect Richard Upjohn, the church is distinguished by its steeply pitched roof, rough-faced traprock walls with brownstone trim, and handsome stained-glass rose window.

During the Civil War, six military encampments were established on Staten Island. Despite the war's debilitating effect on the island's trade with the south and military activity that upset the New York region's economy at large, Staten Island's economy rebounded by 1862 due to its unique position. Shipyards in Port Richmond, Stapleton, and Tompkinsville were contracted to build both military and commercial ships, and the Stapleton-based McCullough Shot & Lead Works Company became a large ammunition supplier to the army.

The North Shore's booming wartime economy, coupled with rapid gentrification of the Manhattan and Brooklyn housing markets, spurred a large influx of new residents and demand for housing. Real estate developers worked furiously in Tompkinsville and Stapleton to meet the demand and many new homes and community facilities were built or renovated in the post-war years.

By 1870, Tompkinsville, Stapleton, and Clifton were incorporated into the Village of Edgewater, with Stapleton's transportation connections making it Edgewater's natural political and economic center. Stapleton became home to a few hat manufacturers, lumber yards, and three large breweries. In 1871, George Bechtel built a large brewery that spanned almost four acres on Van Duzer Street. Local business development, such as beer gardens, restaurants, and hotels, clustered around the breweries and encouraged dense construction along Bay Street between Union Place on the north and the vicinity of Harrison Street on the south, giving the area a distinct "Main Street" character.

An 1880 merger between the North Shore Ferry and the Staten Island Railway Ferry lines resulted in the Staten Island Rapid Transit Railroad Company, which created a new integrated rail and ferry system that halved the time it took to travel between Manhattan and Staten Island's North Shore, and connected the North Shore by new, clean trains to distant parts of Staten Island. An 1886 book about Staten Island described Stapleton as New York City's "handsomest, healthiest, and most accessible suburb." Though Tompkinsville was also home to several prominent businesses, it was primarily known as a residential area.

Throughout the end of the 19th century, Edgewater continued to develop into a bustling town with the installation of a new sewer system, fire hydrants, public drinking fountains, and the construction of Edgewater Village Hall (a LPC-designated NYCL) in 1889. The building is characterized by its Romanesque-revival and Victorian architecture and is a superb example of utilitarian design. It is located within Tappen Park, Staten Island's second-oldest park, and is characterized by its classic

19th-century urban park design and the presence of a Romanesque comfort station with wrought iron lanterns, a gazebo, benches, and ornamental brickwork. Stapleton was also home to two banks, two gas companies, a cake-making business, a cottonseed oil factory, and a mirror and glass beveling factory. Its breweries continued to thrive.

In 1898, Richmond County joined the Bronx, Kings, New York, and Queens Counties to become the five boroughs of the City of New York. Staten Island's first borough president decided that then-county center Richmond town was too far and inaccessible from Manhattan and moved the island's civic and judicial center to St. George. In 1905, transportation infrastructure continued to improve when the City took control of the privately-run ferry system and built a new terminal at St. George. More manufacturers took advantage of the island's cheap land and established new factories that were located conveniently near the waterfront and freight rail options.

Demand for housing skyrocketed, especially for moderately-priced homes, as middle- and working-class families flocked to the North Shore's thriving job market. The boom peaked in the 1910s, with most attributing the explosive growth to the new Municipal Ferry between Manhattan and St. George and between Manhattan and Stapleton. A prominent real estate analyst noted in a *New York Times* article that the two leading trends at the turn of the 20th century were the demand for medium- and large-sized plots with sweeping views of the bay, as well as two-family homes. At least 11 of the homes built in the St. Paul's Avenue–Stapleton Heights Historic District during this time were designed by Stapleton architect Otto Loeffler, contributing to the area's architectural coherence and sense of place.

The North Shore's industrial businesses grew quickly during World War I, as shipyards in particular thrived due to government contracts. New deep water piers were built along the Tompkinsville-Stapleton waterfront in the 1920s in anticipation of increasing shipping industry activity. In 1924-1925, the neo-Classical style Staten Island Savings Bank (a LPC-designated NYCL) opened across the street from Tappen Park in downtown Stapleton. The housing market became increasingly competitive with the construction of new bridges to New Jersey and a temporary halt in residential construction due to wartime material shortages. The Great Depression nearly halted development altogether. President Franklin D. Roosevelt's Works Progress Administration, a New Deal agency that intended to reinvigorate the economy to relieve the Great Depression's effects, funded the construction of the Tompkinsville (Joseph H. Lyons) Pool in 1934, located on a 2.56-acre waterfront site at 6 Victory Boulevard. The LPC-designated building features a prominent domed entry rotunda, curved end walls, rounded brick columns, translucent clerestory windows, arched window and door openings, and curved, light-colored concrete canopy characteristic of Art Moderne style.

Although Stapleton's waterfront piers reached their peak use during World War II, when they served as the New York Port of Embarkation for the United States Army, the post-war period marked a huge downshift in the North Shore's economy. Military activities left the piers after the war, and the shipping industry moved to Howland Hook in Staten Island and New Jersey, leaving the waterfront in disrepair. The new piers that had been constructed in the 1920s under Mayor John Hylan became to be known as "Hylan's Folly" because of the enormous capital costs it took to build them that were not earned back, as the piers sat vacant for years. Prohibition, which lasted until 1933, later coupled with a shift in beer industry standards, forced the shutdown of Stapleton's breweries, and other industries that had been built up around brewery activity soon followed. Moreover, the opening of

the Verrazano-Narrows Bridge in 1964 made suburbs to the south more attractive, and the North Shore lost its advantage as a transportation hub and residents and businesses began to relocate. The Staten Island Mall, which opened in 1973, was a further blow to the North Shore's formerly thriving commercial corridor as local businesses struggled to compete.

In the early 1980s, the U.S. Navy announced that the Stapleton waterfront would be chosen as a homeport. The highly contentious base opened in 1990, but was shut down just four years later due to steep cuts in military spending.

Today, the North Shore is twice as densely populated as the rest of Staten Island. Because of the North Shore's importance in the island's development history, it comprises the most diverse range of development in the borough. Its current street network is based on a combination of its topography, former waterfront Native American trails, and streetcar lines that served historic town centers. Thus, the absence of a planned, integrated road grid paved the way for prevailing sharp curves and misaligned intersections that contribute to the North Shore's limited east-west road network that represents a challenge to new development. While the majority of the North Shore consists of one- and two-family homes, multifamily buildings are clustered around neighborhood centers, with apartments above ground-floor retail uses, and public housing. Today, the St. George ferry terminal serves as the "gateway" to Staten Island, facilitating over 21 million ferry passengers each year.

E. EXISTING CONDITIONS

ARCHAEOLOGICAL RESOURCES

In accordance with *CEQR Technical Manual* guidelines, archaeological resources are assessed only in areas where excavation is likely and would result in new or additional in-ground disturbance. In the absence of the Proposed Actions, given the existing zoning and land use trends in the area, it is anticipated that the rezoning area would experience limited residential, commercial, and community facility growth. As described in Chapter 1, "Project Description," the Reasonable Worst Case Development Scenario (RWCDS) for the Proposed Actions identifies 30 Projected Development Sites on which new construction, conversion, or enlargement would likely occur by 2030 under the With-Action Condition, and 23 Potential Development Sites, which are considered possible but less likely to be redeveloped within the analysis timeframe. Because these sites may experience additional in-ground disturbance as a result of the Proposed Actions compared to the No-Action Condition, they were submitted to LPC to assess potential archaeological resources.

LPC reviewed all Projected and Potential Development Sites within the Project Area that have the potential to experience new or additional in-ground disturbance as a result of the Proposed Actions. In a comment letter dated July 27, 2016 (Appendix J), LPC determined that, based on a review of archaeological sensitivity models and historic maps, there is potential for the recovery of remains from 19th Century occupation at two Projected Development Sites: (i) Projected Development Site 5 (Block 488, Lot 65), and (ii) Stapleton Waterfront Phase III Sites A and B1 (Block 487, Lot 100). LPC recommended these sites undergo an archaeological documentary study (Phase 1A) to determine if intact archaeological resources might exist on the site(s) and to provide a basis for deciding if field work is necessary. However, after further review of Block 487, Lot 100, LPC determined in a subsequent comment letter dated 4/3/2017 (Appendix J) that this site has no potential

archaeological significance and, therefore, no additional archaeological analysis of this property is warranted.

A Phase 1A study of Potential Development Site 5 was completed in May 2017 (Appendix E). The documentary research completed as part of the study included a site visit (April 21, 2017), and review of previous cultural resource surveys on the Cultural Resource Information System (CRIS), the NYC LPC online archaeology reports, and historic maps and aerial photographs. The research determined that eight archaeological surveys have been conducted within a one-mile radius of the Block 488, Lot 65. One known historic archaeological site and five known prehistoric archaeological sites were identified within one mile of the site. The research confirmed that the archaeological-APE is located within the area of NY Museum Site #6956, an unnamed prehistoric campsite. This location was not recorded precisely; however, it is broadly located on or near the archaeological-APE.

A review of the historic maps shows that the archaeological-APE is located on the historic shoreline of Staten Island. There is a small sliver of fast land along the western margin of the archaeological-APE. Beginning as early as 1859, a series of dock or pier structures were constructed in the archaeological-APE, extending eastward into the Upper New York Bay. By 1908, the archaeological-APE and its vicinity were filled, and the shoreline was extended eastward to its modern location, approximately 250 feet east of the Staten Island Railroad tracks. No evidence of development within the archaeological-APE was uncovered that would have led to significant subsurface disturbance, such as a building with a basement or large scale underground utility corridors.

The Phase 1A study concluded that the archaeological-APE has a moderate to high sensitivity for prehistoric resources on the western margin in the limited area of fast land, and a moderate to high sensitivity for nineteenth- to early-twentieth-century waterfront features (docks or piers) in the remainder of the southern archaeological-APE. The northern, narrow portion of the archaeological-APE was identified as having no to low sensitivity for shoreline features. Based on these findings, the Phase 1A study concluded that Phase 1B archaeological testing is necessary in advance of any future ground disturbing developments within the two areas of archaeological sensitivity to determine the absence or presence of these potential buried resources.

In a comment letter dated May 8, 2017 (Appendix J), LPC concurred with the conclusions and recommendations of the Phase 1A study. In their comments, LPC noted that parts of Projected Development Site 5 are archaeologically sensitive and should be tested to further assess the potential in accordance with CEQR guidelines.

ARCHITECTURAL RESOURCES

There are eight historic architectural resources identified as S/NR-listed and/or LPC-designated, including one historic district and seven individual landmarks, as well as three individual properties identified as eligible for S/NR-listing and/or LPC-designation in the Study Area (Figure 7-2). Figures 7-3 through 7-5 illustrate all of the designated historic resources and eligible properties in the Study Area, and Table 7-1 provides a list of these resources. The following section provides a brief description of each of the designated and eligible historic resources identified in the Study Area.

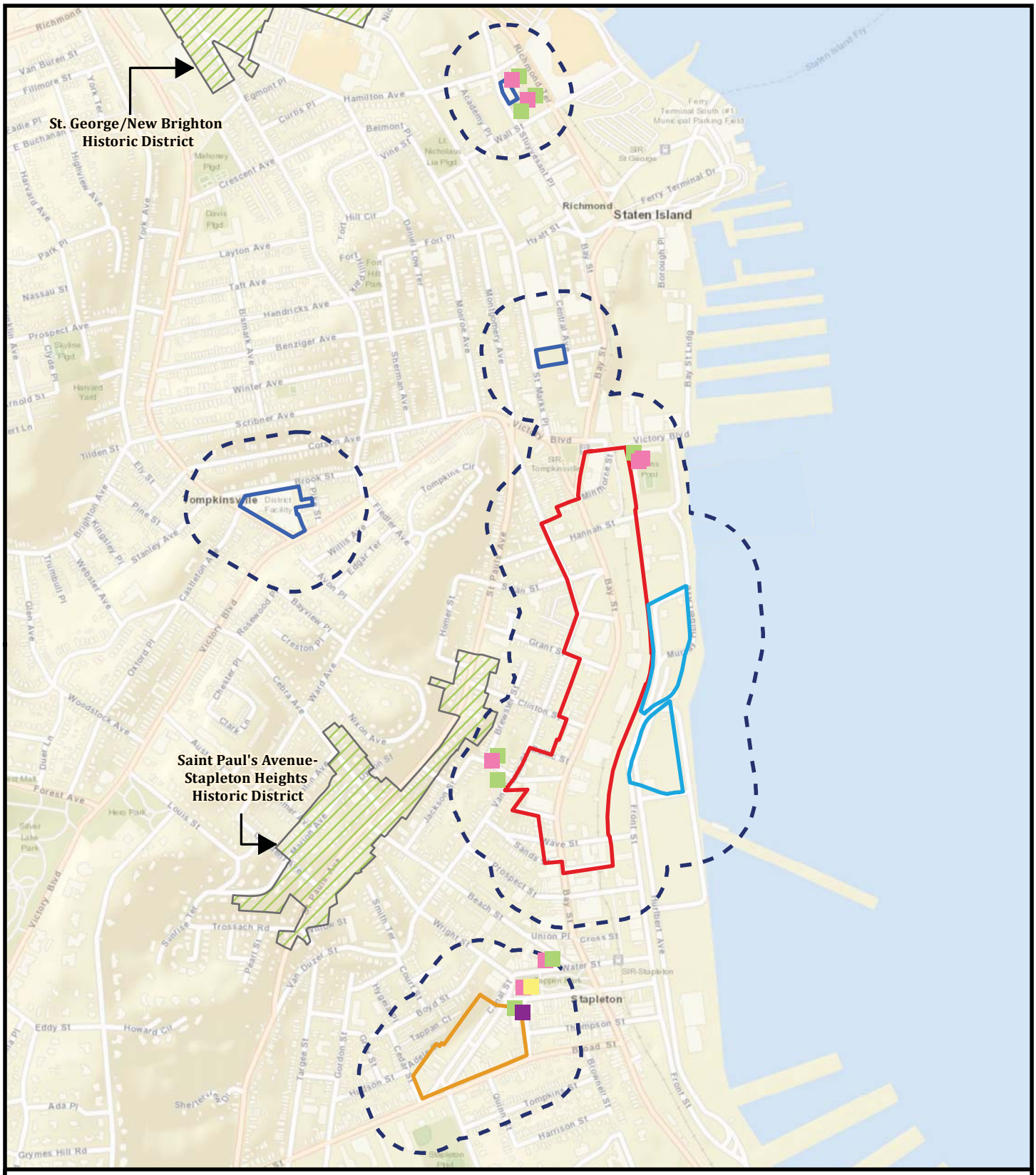

FIGURE 7-2: HISTORIC AND CULTURAL RESOURCES MAP
BAY STREET CORRIDOR REZONING AND RELATED ACTIONS

STATEN ISLAND, NY

Map Reference: Basemap: ESRI;
Shapefile: NYC Dept of City Planning, PLUTO Data, NYS DPR, Cultural Resources Information System (CRIS) (Accessed 10/26/15)

- Bay Street Corridor Rezoning Area
- Canal Street Corridor Rezoning Area
- City Disposition Sites
- Stapleton Waterfront Phase III Sites
- Study Area (400-foot radius)
- Landmarks Preservation Commission (LPC) - Designated Historic District
- LPC-Designated Landmarks
- S/NR Listed Buildings and Sites
- S/NR Eligible Buildings and Sites
- LPC-Eligible Landmarks

0 500 1,000 2,000 Feet

N

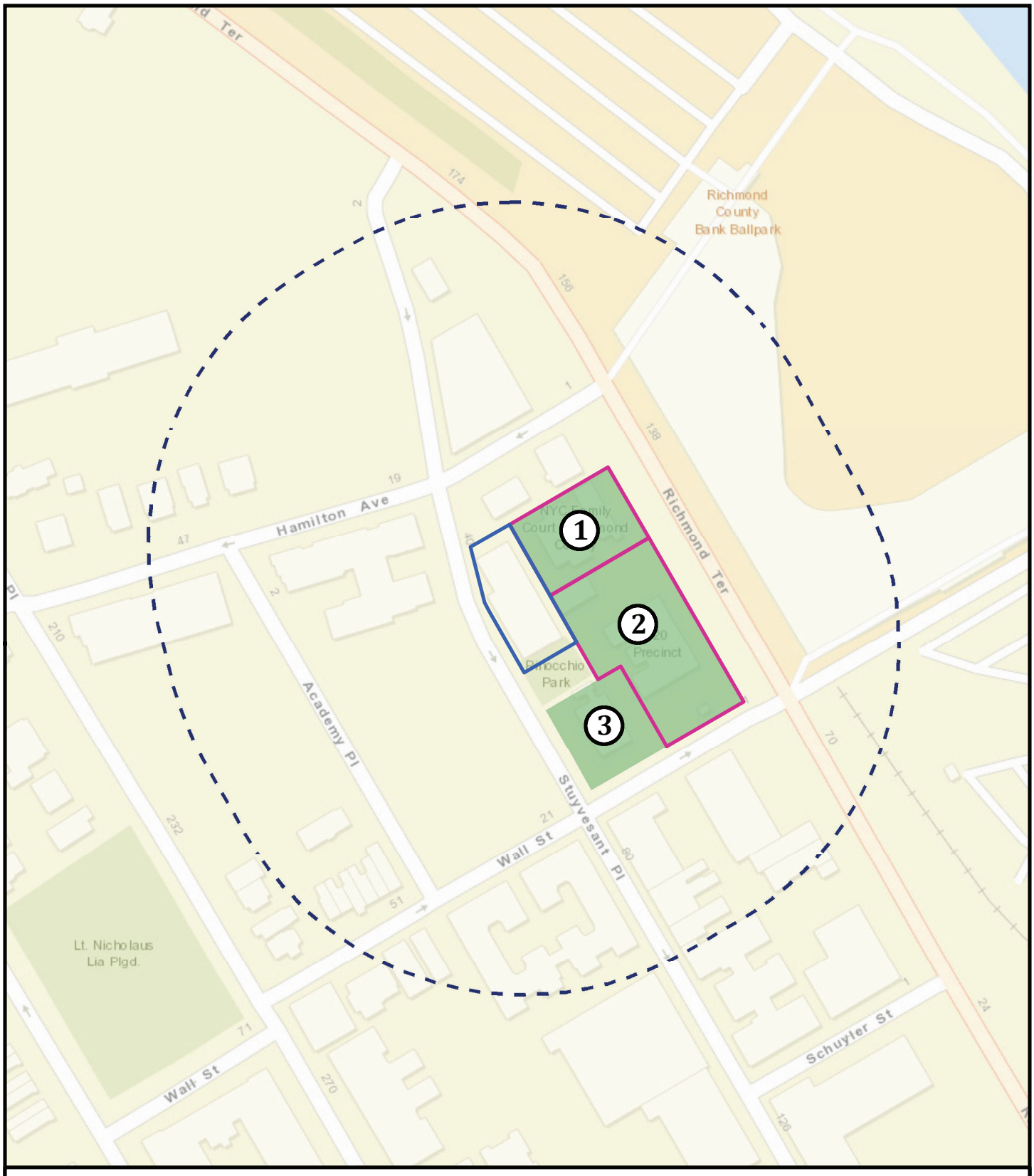

FIGURE 7-3: HISTORIC AND CULTURAL RESOURCES - DISPOSITION SITE 1 MAP

BAY STREET CORRIDOR REZONING AND RELATED ACTIONS

STATEN ISLAND, NY

0 75 150 300 Feet

N

City Disposition Site 1

Study Area (400-foot radius)

LPC-Designated Landmarks

S/NR Eligible Buildings and Sites

Map Reference: Basemap: ESRI;
Shapefile: NYC Dept of City Planning, PLUTO Data, NYS DPR, Cultural Resources Information System (CRIS) (Accessed 10/26/15)
Prepared by Langan



FIGURE 7-4: HISTORIC AND CULTURAL RESOURCES - BAY STREET CORRIDOR PROJECT AREA MAP

BAY STREET CORRIDOR REZONING AND RELATED ACTIONS

STATEN ISLAND, NY

Map Reference: Basemap: ESRI;
Shapefile: NYC Dept of City Planning, PLUTO Data, NYS DPR, Cultural Resources Information System (CRIS) (Accessed 06/10/16)

0 150 300 600 Feet

N

- Bay Street Corridor Project Area
- Canal Street Corridor Project Area
- Stapleton Waterfront Phase III Sites
- Study Area (400-foot radius)
- LPC-Designated Landmarks
- LPC-Designated Interior Landmarks
- S/NR Eligible Buildings and Sites

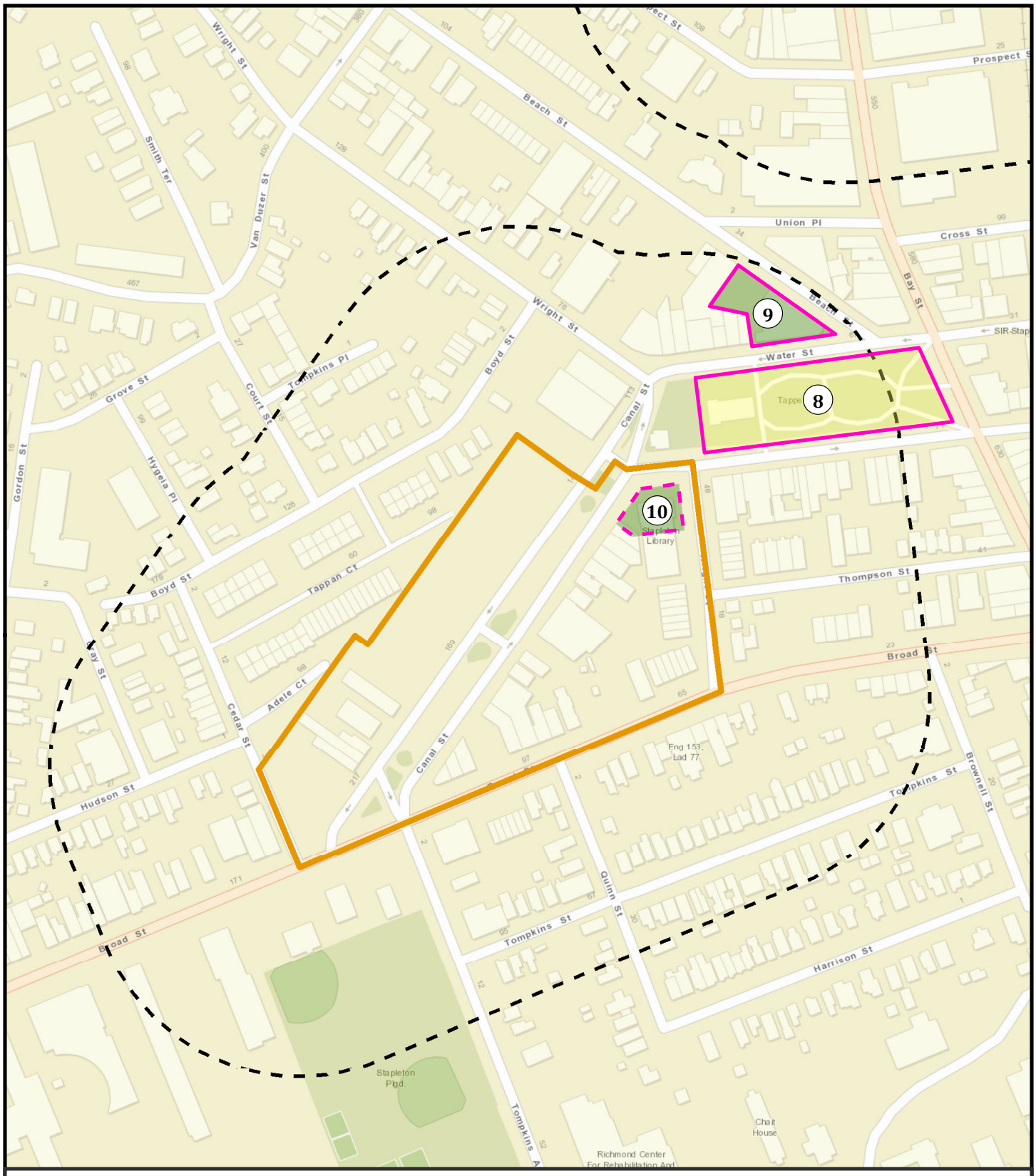

FIGURE 7-5: HISTORIC AND CULTURAL RESOURCES - CANAL STREET CORRIDOR PROJECT AREA MAP

BAY STREET CORRIDOR REZONING AND RELATED ACTIONS

STATEN ISLAND, NY

0 125 250 500 Feet

N

- Canal Street Corridor Project Area
- Study Area (400-foot Study Area)
- LPC-Designated Landmarks
- LPC-Eligible Landmarks
- S/NR-Listed Buildings and Sites
- S/NR-Eligible Buildings and Sites

Map Reference:
Basemap: ESRI
Shapefile: NYC Dept of City Planning; MapPLUTO Data; NYC Dept of Parks and Recreation; Cultural Resources Information System (CRIS)

Table 7-1: Designated and Eligible Historic Resources

Map No.[1]	Name	Address/Location	Block/ Lot	S/NR-Listed[2]	S/NR-Eligible[3]	LPC-Designated[4]	LPC-Eligible[5]	Project Area or 400-foot Study Area
-	St. Paul's Avenue – Stapleton Heights Historic District	Roughly bounded by Grant Street to the north; Jackson & Brewster Streets to the east; Trossach Road & Willow Street to the south; Ward Street to the west	Multiple			X		Bay Street Corridor Study Area
1	Staten Island Family Courthouse	100 Richmond Terrace	9/22		X	X		City Disposition Site 1 Study Area
2	120th Police Precinct Station House	78 Richmond Terrace	9/28		X	X		City Disposition Site 1 Study Area
3	Staten Island Museum	75 Stuyvesant Place	9/1		X			City Disposition Site 1 Study Area
4	Tompkinsville (Joseph H. Lyons) Pool	6 Victory Boulevard	487/ 100		X	X		Bay Street Corridor Study Area
5	Tompkinsville (Joseph H. Lyons) Pool Bath House, First Floor Interior	6 Victory Boulevard	487/ 100			X		Bay Street Corridor Study Area
6	292 Van Duzer Street	292 Van Duzer Street	515/1		X			Bay Street Corridor Study Area
7	Mary and David Burgher House	63 William Street	514/30		X	X		Bay Street Corridor Study Area
8	Edgewater Village Hall	111 Canal Street	523/1	X		X		Canal Street Corridor Study Area
9	Staten Island Savings Bank Building	81 Water Street	521/28		X	X		Canal Street Corridor Study Area
10	Stapleton Branch-New York Public Library	132 Canal Street	526/63		X		X	Canal Street Corridor Study Area

***Notes**:*
[1] Refer to Figures 7-3 through 7-5.
[2] Listed on the New York State/National Register of Historic Places.
[3] Eligible to be listed on the New York State/National Register of Historic Places.
[4] Designated by the New York City Landmarks Preservation Commission.
[5] Eligible to be designated by the New York City Landmarks Preservation Commission.

DESIGNATED HISTORIC RESOURCES

DESIGNATED HISTORIC DISTRICTS

There are no local, state, or nationally designated historic districts in the Project Area. A small portion of the LPC-designated St. Paul's Avenue–Stapleton Heights Historic District is located within 400-feet of the Bay Street Corridor Project Area. As such, a description of the architectural features of the Historic Districts is provided below.

1. St. Paul's Avenue–Stapleton Heights Historic District (LPC-designated Historic District)

The St. Paul's Avenue–Stapleton Heights Historic District is a LPC-designated (2004) historic district that is roughly bounded by Grant Street to the north; Jackson Street and Brewster Street to the east; Trossach Road and Willow Street to the south; and Ward Street to the west in the Stapleton neighborhood of Staten Island (refer to Figure 7-2). The historic district is an excellent example of an early 19th- to early 20th-century suburban residential community. The district encompasses 92 buildings and includes some smaller secondary structures located on or west of St. Paul's Avenue. The area began to be developed after 1826 when Caleb T. Ward purchased 250 acres of land, including the entire area within the St. Paul's Avenue–Stapleton Heights Historic District.

Between the 1830s and 1860s, several Greek Revival houses, the former Kingsley Methodist Church, and the German Evangelical Lutheran Church (Trinity Lutheran Church) were erected along the western hillside of St. Paul's Avenue. A notable example includes "Captains' Row," which included three Italianate villas along St. Paul's Avenue. From the 1870s through the 1890s, several



Image 7-1: St. Paul's Avenue–Stapleton Heights Historic District (LPC-designated Historic District)

architecturally distinguished Second Empire, Stick Style, Queen Anne style, Shingle Style, and Colonial Revival buildings were constructed within the boundaries of the current historic district. Development continued into the early to mid-1900s with one- and two-family Neo-Colonial and Craftsman style houses. The St. Paul's Avenue–Stapleton Heights Historic District remains a well-preserved residential neighborhood on the North Shore of Staten Island.[3]

DESIGNATED INDIVIDUAL LANDMARKS

1. **Staten Island Family Courthouse (LPC-Designated, S/NR-Eligible): 100 Richmond Terrace (Block 9, Lot 22)**

   The Staten Island Family Courthouse is a LPC-designated (2001) and S/NR-eligible individual landmark located on the block bounded by Hamilton Avenue to the north; Richmond Terrace to the east; Wall Street to the south; and Stuyvesant Place to the west in the St. George neighborhood of Staten Island (Resource #1 in Figure 7-3). The Courthouse was designed by Sibley & Fetherston Architects in 1929 and constructed between 1930 and 1931 as an integral part of Staten Island's civic center in St. George. The Neo-Classical building was influenced by the City Beautiful movement and was clad in terra cotta and treated to look like limestone in order to harmonize with the neighboring Richmond County Courthouse. The architects followed the style of other municipal buildings previously constructed on Richmond Terrace. Other notable features of the building include the rusticated walls, pedimented Ionic portico, and pedimented window surrounds. The Staten Island Family Courthouse is the City's only family courthouse still in use as a court, and its architectural features are predominately intact.[4]

2. **120th Police Precinct Station House (LPC-Designated, S/NR-Eligible): 78 Richmond Terrace (Block 9, Lot 28)**

   The 120th Police Precinct Station House is a LPC-designated (2000) and S/NR-eligible individual landmark located on the block bounded by Hamilton Avenue to the north; Richmond Terrace to the east; Wall Street to the south; and Stuyvesant Place to the west in the St. George neighborhood of Staten Island (Resource #2 in Figure 7-3). The building was designed by James Whitford and constructed between 1920 and 1923. The Station House was previously used by the 66th Police Precinct Station House and Headquarters, serving the communities of Stapleton, St. George, and New Brighton. The Station House is located in Staten Island's Civic Center where it was designed to represent the neo-Renaissance style and compliment the classically-designed municipal buildings designed by Carrere & Hastings on Richmond Terrace. Notable design features of the building include the rusticated base with two entrances surmounted by bracketed cornices and wrought-iron balconies and the sculptural figures carrying city seals. The building remains an active police precinct on the North Shore of Staten Island.[5]

[3] New York City Landmarks Preservation Commission. http://s-media.nyc.gov/agencies/lpc/lp/2147.pdf (Accessed March 26, 2019).
[4] New York City Landmarks Preservation Commission. http://s-media.nyc.gov/agencies/lpc/lp/2057.pdf. (Accessed June 16, 2016).
[5] New York City Landmarks Preservation Commission. http://s-media.nyc.gov/agencies/lpc/lp/2058.pdf. (Accessed June 16, 2016)

3. Tompkinsville (Joseph H. Lyons) Pool (LPC-Designated; S/NR-Eligible): 6 Victory Boulevard (Block 487, Lot 100)

The Tompkinsville (Joseph H. Lyons) Pool is a LPC-designated (2008) and S/NR-eligible individual landmark located on a 2.56-acre waterfront site located on the block bounded by Victory Boulevard to the north; Murray Hulbert Avenue to the east; Hannah Street to the south; and Minthorne Street to the west in the Tompkinsville neighborhood of Staten Island (Resource #4 in Figure 7-4). The LPC-designated interior landmark is described separately below. The building was designed by Joseph L. Hautman and Aymar Embury II and constructed between 1934 and 1936. The designation includes the bath house, swimming pool, diving pool, wading pool, mechanical equipment enclosures, perimeter walls and fencing that encloses the structures, as well as the street level brick retaining walls. The pool was opened under the mayoral leadership of Fiorello LaGuardia and Park Commissioner Robert Moses as one of 11 immense outdoor swimming pools opened in the summer of 1936. The pool was funded through the Works Progress Administration, created as a part of President Franklin D. Roosevelt's New Deal Program. The pool is situated on a small, reclaimed waterfront property, which ultimately influenced the design of the Art-Moderne-style bath house. The prominent domed entry rotunda, curved end walls, rounded brick columns, translucent clerestory windows, arched window and door openings, and curved, light-colored concrete canopy are other building features that are characteristic of the Art Moderne style. The Tompkinsville (Joseph H. Lyons) Pool continues to be used as a pool and recreation center.[6]

4. Tompkinsville (Joseph H. Lyons) Pool Bath House, First Floor Interior (LPC-Designated Interior Landmark): 6 Victory Boulevard (Block 487, Lot 100)

The Tompkinsville (Joseph H. Lyons) Pool and Bath House first floor interior is a LPC-designated (2008) interior landmark located on the block bounded by Victory Boulevard to the north; Murray Hulbert Avenue to the east; Hannah Street to the south; and Minthorne Street to the west in the Tompkinsville neighborhood of Staten Island (Resource #5 in Figure 7-4). The building was designed by Joseph L. Hautman and Aymar Embury II and constructed between 1934 and 1936. The designation consists of the domed entry foyer, telephone alcove, and the fixtures and interior components of the space, including the wall surfaces, ceiling surfaces, doors, ticket and parcel booth fronts, metal signage, and vents. The Tompkinsville (Joseph H. Lyons) Pool and Bath House, used low-cost building materials, principally brick and cast concrete, and utilized the streamline and curvilinear forms of the Art Moderne style popular in the 1930s. The swimming complex contained separate swimming, diving, and wading pools, a large bath house, and locker rooms in addition to mechanical systems for heating filtration, and water circulation. The Tompkinsville (Joseph H. Lyons) Pool and Bath House, as well as interior spaces, continue to be used for recreational purposes.[7]

[6] New York City Department of Parks and Recreation, https://www.nycgovparks.org/parks/lyons-pool/history (Accessed June 22, 2016)
[7] New York City Department of Parks and Recreation, http://s-media.nyc.gov/agencies/lpc/lp/2234.pdf (Accessed March 26, 2019)

5. Mary and David Burgher House (LPC-Designated; S/NR-Eligible): 63 William Street (Block 514, Lot 30)

The Mary and David Burgher House is a LPC-designated (2010) and S/NR-eligible individual landmark located on the block bounded by Clinton Street to the north; Brewster Street to the west; William Street to the south; and Van Duzer Street to the east in the Stapleton neighborhood of Staten Island (Resource #7 in Figure 7-4). The building was constructed for fisherman David Burgher and his wife Mary in 1844. With its distinct Greek Revival construct, the building is a rare surviving example of a building type that was once prominent on Staten Island. It is located in an area considered to be the oldest European village in eastern Staten Island, formerly known as the "Watering Place." The most distinguished feature of the house is its monumental two-story classical portico set below an over-hanging flared eave. The house also features an eared-entrance enframement, paneled wood door with a full transom and sidelights, six-over-six double-hung windows with shutters, and vernacular Doric pillars, all characteristics typical of the Greek Revival style. The building serves as a reminder of the importance of maritime commerce for Staten Island's economy and the role the harbor played in the development of New York City. The Mary and David Burgher House continues to serve as a residence today.[8]

6. Edgewater Village Hall (LPC-Designated; S/NR-Listed): 111 Canal Street (Block 523, Lot 1)

Edgewater Village Hall is a LPC-designated (1968) and S/NR-listed (1980) individual landmark located on the block bounded by Water Street to the north; Canal Street to the west; Canal Street to the south; and Bay Street to the east in the Stapleton neighborhood of Staten Island (Resource #8 in Figure 7-5). The building was designed by Paul Kuhne and constructed in 1889 and is recognized by its Romanesque-revival and Victorian architecture and location within Tappen Park. Picturesque and somber in appearance, this late 19-century hall is a superb example of Victorian architecture. Built to house the civic functions of an incorporated village, the 1.5-story sturdy brick building has a rugged, individual character. The Municipal Court and City's Magistrate's Court were held in this Village Hall until new courthouses were erected. The building serves as an example of Victorian architecture and utilitarian design. Edgewater Village Hall continues to serve as municipal offices today.[9]

7. Staten Island Savings Bank Building (LPC-Designated; S/NR-Eligible): 81 Water Street (Block 521, Lot 28)

The Staten Island Savings Bank Building is a LPC-designated (2006) and S/NR-eligible individual landmark located on the block bounded by Beach Street to the north and east; Water Street to the south; and Wright Street and Van Duzer Street to the west in the Stapleton neighborhood of Staten Island (Resource #9 in Figure 7-5). The building was designed by nationally renowned architects Delano & Aldrich and constructed between 1924 and 1925 on the corner of Water and Beach Streets. The building is an important example of 20th-century Renaissance-inspired Neo-Classicism in Staten Island. The architects reflected the acute angle of the site, creating a dramatic

[8] New York City Landmarks Preservation Commission, http http://s-media.nyc.gov/agencies/lpc/lp/2367.pdf (Accessed March 28, 2019)
[9] New York City Landmarks Preservation Commission, http://s-media.nyc.gov/agencies/lpc/lp/0350.pdf

entrance with a fish-scaled cast lead dome. The design of the building included rusticated limestone and tall arched windows with carefully placed ornamental detail. The Staten Island Savings Bank Building became the first successful bank on Staten Island after it opened in 1867 and continues to be used as a bank today. The building is one of the most prominent visual resources in the Stapleton neighborhood.[10]



Image 7-2: Staten Island Family Courthouse (LPC-designated, S/NR-Eligible)



Image 7-3: 120th Police Precinct Station House (LPC-designated, S/NR-Eligible)

[10] New York City Landmarks Preservation Commission. http://s-media.nyc.gov/agencies/lpc/lp/2201.pdf. (Accessed June 22, 2016).



Image 7-4: Staten Island Museum (S/NR-Eligible)



Image 7-5: Tompkinsville (Joseph H. Lyons) Pool (LPC-designated; S/NR Eligible)



Image 7-6: Tompkinsville (Joseph H. Lyons) Pool Bath House, First Floor Interior (LPC-designated Interior Landmark)



Image 7-7: 292 Van Duzer Street (S/NR-Eligible)



Image 7-8: Mary and David Burgher House (LPC-designated; S/NR-Eligible)



Image 7-9: Edgewater Village Hall (LPC-designated; S/NR-Listed)



Image 7-10: Staten Island Savings Bank Building (LPC-designated; S/NR-Eligible)





Image 7-11: Stapleton Branch-New York Public Library (LPC-Eligible; S/NR-Eligible)

POTENTIAL/ELIGIBLE HISTORIC RESOURCES

ELIGIBLE HISTORIC DISTRICTS

There are no local, state, or nationally eligible historic districts in the Project Area or the surrounding Study Area.

ELIGIBLE HISTORIC LANDMARKS

1. **Staten Island Museum (S/NR-Eligible): 75 Stuyvesant Place (Block 9, Lot 1)**

   The Staten Island Museum is a S/NR-eligible property located on the block bounded by Hamilton Avenue to the north; Richmond Terrace to the east; Wall Street to the south; and Stuyvesant Place to the west in the St. George neighborhood of Staten Island (Resource #3 in Figure 7-3). The 2.5-story red brick building was designed by Robert W. Gardner and constructed between 1917 and 1927 in a Georgian Revival-style. The museum was previously the Staten Island Institute of Arts and Sciences.[11]

2. **292 Van Duzer Street (S/NR-Eligible): 292 Van Duzer Street (Block 515, Lot 1)**

   The residence located at 292 Van Duzer Street is a S/NR-eligible property on the block bounded by William Street to the north; Van Duzer Street to the east; Beach Street to the south; and Jackson Street to the west in the Stapleton neighborhood of Staten Island (Resource #6 in Figure 7-4). The house is located on a corner lot with a large front yard and narrow side yard. The property was purchased in 1851 by Doctor W.C. Anderson and the house was constructed approximately a year later. The house was previously used by a chocolate company, a U.S.O. Club, and once served as the Democratic Party Headquarters. The present owners have refurbished the house and it is currently used as a two-family residence.[12]

3. **Stapleton Branch- New York Public Library (S/NR-Eligible; LPC-Eligible): 132 Canal Street (Block 526, Lot 63)**

   The Stapleton Branch of the New York Public Library (NYPL) is a S/NR-eligible and LPC-eligible property located on the block bounded by Canal Street to the north and west; Wright Street to the east; and Broad Street to the south in the Stapleton neighborhood of Staten Island (Resource #10 in Figure 7-5). The library is architecturally significant and represents an intact example of early 20th-century libraries in New York City. The library was funded by Andrew Carnegie and designed by Carrere & Hastings, and was built by E.E. Paul Company in 1907. The original structure is a red brick, single-story Classical Revival building with stucco trim, a hipped roof, and tall round-arched window openings. The library was closed in 2010 for extensive expansion

[11] St. George Waterfront Redevelopment FEIS. Chapter 7, "Historic and Cultural Resources" http://www.nycedc.com/sites/default/files/filemanager/Projects/St_George_Waterfront/13SBS001R_07_Historic.pdf
[12] New York State Historic Preservation Office's (SHPO) *Cultural Resource Information System (CRIS)* database https://cris.parks.ny.gov/Uploads/ViewDoc.aspx?mode=A&id=85625&q=false (Accessed 06/21/2016)

and renovations and reopened on June 11, 2013, with a new, modern addition. The library is still in use and plays an important role in the history of the Stapleton neighborhood.[13]

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

ARCHAEOLOGICAL RESOURCES

Projected Development Site 5 has been identified by LPC as possessing potential archaeological significance and the Phase 1A study concluded that the archaeological-APE has a moderate to high sensitivity for prehistoric resources on the western margin in the limited area of fast land, and a moderate to high sensitivity for nineteenth- to early-twentieth-century waterfront features (docks or piers) in the remainder of the southern archaeological-APE. The northern, narrow portion of the archaeological-APE was identified as having no to low sensitivity for shoreline features. However, in the No-Action Condition, no ground disturbance is expected within Projected Development Site 5 before the 2030 build year. Therefore, any potential remains from 19th century occupation would not be disturbed or otherwise impacted in the future without the Proposed Actions.

ARCHITECTURAL RESOURCES

As detailed in Chapter 1, "Project Description," in the No-Action Condition, the proposed rezoning would not occur, and Projected/Potential Development Sites would either remain unchanged from existing conditions or be redeveloped with as-of-right uses reflecting the current development trends of the area. Given the existing zoning and land use trends in the area, it is anticipated that the Project Area would experience limited growth in residential, commercial, and community facility uses. As described in Chapter 1, "Project Description," the RWCDS projects 9 of the 30 Projected Development Sites and none of the 23 Potential Development Sites would be redeveloped or experience conversion or expansion in the No-Action Condition pursuant to existing zoning. However, there would be no demolitions or alterations to designated historic resources in the No-Action Condition.

Nonetheless, in the No-Action Condition, the status of historic resources could change independent of the Proposed Actions. S/NR-eligible architectural resources within the Study Areas could be listed in the Registers, and LPC-eligible architectural resources could be designated as NYCLs. It is also possible that additional historic resources could be identified as architectural resources by the Proposed Actions' build year of 2030. Future No-Build projects in the Study Area could have the potential to affect the settings of eligible and listed architectural resources and historic districts. It is also possible that specific architectural resources could deteriorate, be restored, or be structurally changed due to adjacent construction.

LPC-designated properties within the Study Area are protected under the New York City Landmarks Law, which aims to safeguard the City's historic, aesthetic, and cultural heritage. Under the Landmarks Law, and according to the *CEQR Technical Manual*, no new construction, alteration, reconstruction, or demolition can take place on landmarks, landmark sites, or within designated New York City historic districts until the LPC has issued a Certificate of No Effect on protected architectural features, Certificate of Appropriateness, or Permit of Minor Work. Both private applicants and public

[13] New York State Historic Preservation Office's (SHPO) *Cultural Resource Information System (CRIS)* database https://cris.parks.ny.gov/Uploads/ViewDoc.aspx?mode=A&id=57593&q=false (Accessed 06/21/2016)

agencies must apply to LPC for any work on designated structures, designated sites, or structures within historic districts. LPC permits may be issued to private applicants and reports to public agencies. However, no work on protected resources may proceed prior to the issuance of a LPC permit or report. As noted above, there are no LPC-designated historic resources on any Projected or Potential Development Sites within the Project Area.

The New York City Building Code provides protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. Furthermore, additional protection measures are provided for LPC-designated and S/NR-listed historic resources within 90 linear feet of a proposed construction site under the DOB's TPPN #10/88. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed historic resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. The procedures and protections of DOB's TPPN #10/88 would apply to any alteration, enlargement, or demolition taking place, if there were any LPC-designated or S/NR-listed structures on Projected or Potential Development Sites in the No-Action scenario. As noted above, there are no LPC-designated or S/NR-listed resources located on any of the Projected or Potential Development Sites.

As detailed in Chapter 1, the existing vacant structure on City Disposition Site 1 is expected to be reoccupied or converted in the future without the Proposed Actions. Although demolition or enlargement of the building are not expected under RWCDS No-Action conditions, it is possible that reoccupation or conversion of the structure would require alterations to the building. As shown in Figure 7-6, City Disposition Site 1 is located immediately adjacent to the Staten Island Family Courthouse and the 120th Police Precinct Station House, both of which are designated NYCLs. As such, construction activities on City Disposition Site 1 would be required to adhere to all applicable construction guidelines and requirements laid out in DOB's TPPN #10/88 under No-Action conditions. However, as shown in Figure 7-6, City Disposition Site 1 is also located within 90 feet of the S/NR-eligible Staten Island Museum, which would not be afforded additional protective measures under TPPN #10/88. Unless this eligible historic resource is listed on the S/NR in the future without the Proposed Actions, it could experience indirect construction-related damage in the future without the Proposed Actions as a result of potential alterations on City Disposition Site 1.

No other sites within 90 feet of historic architectural resources are expected to be redeveloped or altered in the RWCDS future without the Proposed Actions.

Additionally, under Section 106 of the National Historic Preservation Act, S/NR-eligible or listed properties are provided some measure of protection from the effects of federally sponsored projects. Similarly, these resources are also protected from the effects of state-sponsored or state-assisted projects under the New York State Historic Preservation Act. Federal agencies must attempt to avoid adverse impacts on such historic resources through a notice, review, and consultation process with the appropriate protection agency. Private property owners using private funds can, however, alter or demolish their S/NR-listed or S/NR-eligible properties without such a review process.

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

ARCHAEOLOGICAL RESOURCES

As described previously, LPC reviewed all Projected and Potential Development Sites within the Project Area that have the potential to experience new or additional in-ground disturbance as a result of the Proposed Actions. In a comment letter dated July 27, 2016, LPC determined that, based on a review of archaeological sensitivity models and historic maps, there is potential for the recovery of remains from 19th Century occupation at two Projected Development Sites: (i) Projected Development Site 5 (Block 488, Lot 65), and (ii) Stapleton Waterfront Phase III Sites A and B1 (Block 487, Lot 100). LPC recommended these sites undergo an archaeological documentary study (Phase 1A) to determine if intact archaeological resources might exist on the site(s) and to provide a basis for deciding if field work is necessary. However, after further review of Block 487, Lot 100, LPC determined in a subsequent comment letter dated 4/3/2017 that this site has no potential archaeological significance and, therefore, no additional archaeological analysis of this property is warranted.

A Phase 1A study of Potential Development Site 5 was completed in May 2017. The Phase 1A study concluded that the archaeological area of potential effects (APE) has a moderate to high sensitivity for prehistoric resources on the western margin in the limited area of fast land, and a moderate to high sensitivity for nineteenth- to early-twentieth-century waterfront features (docks or piers) in the remainder of the southern archaeological-APE. The northern, narrow portion of the archaeological-APE was identified as having no to low sensitivity for shoreline features. Based on these findings, the Phase 1A study concluded that Phase 1B archaeological testing is necessary in advance of any future ground disturbing developments within the two areas of archaeological sensitivity to determine the absence or presence of these potential buried resources. In a comment letter dated May 8, 2017, LPC concurred with the conclusions and recommendations of the Phase 1A study (Appendix E). In their comments, LPC noted affirmed that parts of Projected Development Site 5 are archaeologically sensitive and should be tested to further assess the potential in accordance with CEQR guidelines.

Projected Development Site 5 is owned by a private entity. There is no mechanism in place to require a developer to conduct archaeological testing or require the preservation or documentation of archaeological resources, should they exist. Therefore, a significant adverse effect related to archaeological resources may occur on Projected Development Site 5. Because there is no mechanism to avoid or mitigate potential impacts at the privately-owned Projected Development Site 5, the significant adverse impact would be unavoidable.

ARCHITECTURAL RESOURCES

According to the *CEQR Technical Manual*, generally, if a project would affect those characteristics that make a resource eligible for LPC designation or S/NR listing, this could be a significant adverse impact. As described above, the designated historic resources in the Study Area are significant both for their architectural quality as well as for their historical value as part of the City's development. This section assesses the potential significant adverse impacts that may result from the Proposed Actions on identified architectural resources in the Study Area, including effects resulting from construction of Projected/Potential Developments Sites, shadows generated under the With-Action Condition, or other indirect effects on existing historic resources in the Study Area.

The Proposed Actions were assessed in accordance with guidelines established in the *CEQR Technical Manual* (Chapter 9, Part 420) to determine (i) whether there would be a physical change to any designated or listed property as a result of the Proposed Actions; (ii) whether there would be a physical change to the setting of any designated resource, such as context or visual prominence, as a result of the Proposed Actions; and (iii) if so, whether the change is likely to diminish the qualities of the resource that make it important. This chapter focuses specifically on the Proposed Actions' effects on the visual context of historic resources; an assessment of the Proposed Actions' effect on the visual character of the Study Area in general is provided separately in Chapter 8, "Urban Design and Visual Resources." In addition, a detailed assessment of the Proposed Actions' effect on sunlight-sensitive elements of historic resources is provided in Chapter 6, "Shadows," and is summarized below.

As described in Chapter 1, "Project Description," the Proposed Actions include approval of zoning map and text amendments, changes to the City map, and disposition of City-owned property. The Proposed Actions are intended to create opportunities for housing, including affordable housing, commercial development, and improved public spaces and infrastructure within an approximately 20-block Project Area. Under the With-Action Condition, 30 sites in the Project Area were identified as Projected Development Sites, which are considered likely to be redeveloped by the 2030 analysis year, and 23 sites were identified as Potential Development Sites, which are considered possible but less likely to be redeveloped within the analysis timeframe. Figures 7-3 through 7-5 illustrate the designated individual landmarks and eligible properties located within the Study Area, and Table 7-2 lists the Projected and Potential Development Sites identified in the RWCDS that would be located in close proximity to designated or eligible historic resources in the Study Area. An assessment of the potential effects of the Proposed Actions on all architectural resources identified within the Study Area is provided below and summarized in Table 7-3.

DIRECT (PHYSICAL IMPACTS)

Historic resources can be directly affected by physical destruction, demolition, damage, alteration, or neglect of all or part of a historic resource. For example, alterations that would add a new wing to a historic building or replacement of the resource's entrance may result in adverse impacts, depending on the design. Direct effects can also include changes to an architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features.

Privately owned properties that are LPC-designated or are located in New York City Historic Districts are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition can occur, regardless of whether the project is publicly or privately funded. Properties that have been calendared for consideration for designation as NYCLs are also provided some measure of protection due to their calendared status, such that permits may not be issued by the DOB for any structural alteration to the buildings for any work requiring a building permit, without at least 40 days prior notice being given to LPC. The LPC has the opportunity to consider the case and, if it so chooses, schedule a hearing and move forward with designation during the 40-day period. LPC also reviews publicly owned resources before the start of a project; however, their role in projects is generally only advisory.

Architectural resources that are listed on the S/NR or that are eligible for listing are given some protection under Section 106 of the National Historic Preservation Act from the effects of projects

sponsored, assisted, or approved by federal agencies. Although preservation is not required, federal agencies must attempt to avoid adverse effects on such resources through a notice, review, and consultation process. Properties listed on the Registers are also protected against effects resulting from projects sponsored, assisted, or approved by State agencies under the State Historic Preservation Act. However, private owners of properties eligible for, or even listed on, the Registers using private funds can alter or demolish their properties without such a review process.

Potential Direct Impacts on Designated and Eligible Historic Resources

Under the With-Action Condition, because there are no designated or eligible historic resources located on any Projected or Potential Development Sites within the Project Area, the Proposed Actions would not result in any direct impact to historic resources.

INDIRECT (CONTEXTUAL) IMPACTS

Indirect or contextual impacts may occur to architectural resources under certain conditions. According to the *CEQR Technical Manual*, possible impacts to architectural resources may include isolation of the property from, or alteration of its setting or visual relationships with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor. Significant indirect impacts can occur if the Proposed Actions would cause a change in the quality of a property that qualifies it for listing on the S/NR or for designation as a NYCL.

The projected and potential developments expected to be constructed subsequent to the implementation of the Proposed Actions are not anticipated to have significant adverse impacts on existing historic resources in the study areas. As detailed in Table 7-3, there are several historic architectural resources located in close proximity to Projected/Potential Development Sites. Although developments resulting from the Proposed Actions could alter the setting or visual context of several of these structures, none of the alterations would be significant adverse impacts. The Proposed Actions would not alter the relationship of any identified historic architectural resources to the streetscape, since all streets in the study area would remain open and each resource's relationship with the street would remain unchanged in the future with the Proposed Actions. No projected/potential developments would eliminate or substantially obstruct significant public views of architectural resources, as all significant elements of these resources would remain visible in view corridors on public streets. Additionally, no incompatible visual, audible, or atmospheric elements would be introduced by the Proposed Actions to any historic architectural resource's setting under RWCDS With-Action conditions. As such, the Proposed Actions are not expected to result in any significant adverse indirect or contextual impacts on historic architectural resources.

Projected Development Sites 2 and 7 are west of the S/NR-eligible, LPC-designated landmark, Tompkinsville (Joseph H. Lyons) Pool and Bath House (No. 4 on Figure 7-4) in the Bay Street Corridor Study Area. In the With-Action Condition, Projected Development Sites 2 and 7 would be in an R6 zoning district with a C2-4 overlay. Site 2 is expected to be built to a maximum FAR of 3.6 with a maximum building height of 125 feet, while Site 7 is expected to be built out to a maximum FAR of 4.6 with a maximum building height of 145 feet. Future development programming would be subject to Mandatory Inclusionary Housing (MIH) provisions. Because the Tompkinsville (Joseph H. Lyons)

Pool and Bath House is set back from Bay Street, and because it is at a lower elevation, views of the resource from Bay Street are completely obstructed. In the future with the Proposed Actions, the limited views of the landmark building from Minthorne Street would be obstructed by the development on Projected Development Site 2. However, these changes would not be significant or adverse as there are more proximate public viewsheds of the Tompkinsville Pool and Bath House along Victory Boulevard and Murray Hulbert Avenue. Additionally, although the development of Projected Development Sites 2 and 7 would create a new backdrop for the Tompkinsville Pool and Bath House when looking east/southeast from Murray Hulbert Avenue and Victory Boulevard, they would not alter the building's setting or visual relationships to the streetscape so as to affect those characteristics that make it eligible for listing on the S/NR or designation as a NYCL.

Projected Development Sites 16 and 17 and Potential Development Sites O, P, and Q are located east of the LPC-designated and S/NR-eligible Mary and David Burgher House at 63 William Street (No. 7 on Figure 7-4) and the S/NR-eligible residential property located at 292 Van Duzer Street (No. 6 on Figure 7-4) in the Bay Street Corridor Study Area. Due to the topography of the area, these historic resources would be located at a higher elevation than the Projected/Potential Development Sites. In the future with the Proposed Actions, Projected Development Site 16 and most of Potential Development Sites O would be located in and R6B zoning district, and as such, the sites are expected to be built out to the maximum permitted FAR of 2.2 and maximum building heights of 55 feet. Projected Development Site 17 and Potential Development Sites P and Q would be located in an R6 zoning district with a C2-3 overlay in the With-Action Condition, and are expected to be built out to the maximum permitted FAR of 3.0 and maximum building heights of 75 feet. Because these Projected and Potential Development Sites are not located directly adjacent to the identified historic resources, the anticipated developments under the With-Action Condition would not alter either buildings' setting or visual relationship to the streetscape so as to affect those characteristics that make them eligible for listing on the S/NR or designation as a NYCL. In addition, because the Projected/Potential Development Sites are located at a lower elevation than the Mary and David Burgher House and would be built on existing blocks, views toward the historic resource when looking west along William Street adjacent to the Projected/Potential Development Sites would not be obstructed.

Projected Development Sites 20 and 22 and Potential Development Sites U and V are located southwest of the S/NR-eligible and NYCL-eligible Stapleton Branch of the New York City Public Library (No. 10 on Figure 7-5) in the Canal Street Corridor Project Area. All of these Projected/Potential Development Sites would be located in an R6B zoning district with a C2-2 commercial overlay. Within MIH areas,[14] R6B zoning districts permit residential or community facility use at a maximum FAR of 2.2, with the maximum height limited to 55 feet and no more than five stories. Existing/No-Action residential/commercial buildings on Projected Development Site 20 and Potential Development Sites U and V are between two- and three-stories and obstruct views of the single-story public library from Canal Street. In the future with the Proposed Actions, these sites would be redeveloped to the maximum permitted FAR of 2.2 and building heights of 55 feet. Projected Development Site 22 is located on the western side of Canal Street and contains a stretch of vacant land. Under the No-Action Condition, Projected Development Site 22 is expected to be developed with two as-of-right, approximately 25-foot-tall commercial buildings separated by an at-

[14] A description of MIH areas is found in Chapter 2, "Land Use, Zoning and Public Policy."

grade parking lot. In the future with the Proposed Actions, Site 22 would be developed with several 55-foot-tall buildings, creating a continuous streetwall along the western side of Canal Street. Although the expected projected/potential developments along Canal Street in the future with the Proposed Actions would create a new backdrop for the NYPL's Stapleton Branch when looking southwest along Canal Street, they would not alter the building's setting or visual relationship to the streetscape so as to affect those characteristics that make it eligible for listing on the S/NR or designation as a NYCL. Additionally, the expected development along Canal Street would not significantly obstruct views of the S/NR-eligible and NYCL-eligible building, as there are more proximate public views of the NYPL Stapleton Branch from the west, north, and east along Canal and Wright Streets.

City Disposition Site 1, a Projected Development Site, is located north of the S/NR-eligible Staten Island Museum (No. 3 in Figure 7-3) and adjacent to the LPC-designated and S/NR-eligible Staten Island Family Courthouse (No. 1 in Figure 7-3) and the LPC-designated and S/NR-eligible 120th Police Precinct Station House (No. 2 in Figure 7-3). Under the With-Action Condition, City Disposition Site 1 would not undergo a rezoning and would be re-tenanted, pursuant to the existing C4-2 zoning district. The site is currently occupied by a four-story commercial office building. Because the existing building is located at a higher elevation than the surrounding historic resources, it obstructs any views of the Staten Island Family Courthouse (LPC-designated; S/NR eligible) and the 120th Police Precinct Station House (LPC-designated; S/NR eligible) to the east from Stuyvesant Place. Under the With-Action Condition, the existing building envelope would remain the same and the building on City Disposition Site 1 would be re-tenanted, providing 37,675 sf of creative technology and/or cultural arts space. Because the proposed development on City Disposition Site 1 would not generate a taller building, the existing visual backdrop would not alter the setting or visual relationships of these individual landmarks so as to affect those characteristics that make them eligible for listing on the S/NR or designation as NYCLs.

CONSTRUCTION-RELATED IMPACTS

Any new construction taking place on the Projected/Potential Development Sites adjacent to individual landmarks has the potential to cause damage to contributing buildings from ground-borne construction vibrations. As discussed above, the New York City Building Code provides some measure of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. Further protective measures apply to historic resources that are LPC-designated and S/NR-listed as well as located within 90 linear feet of a proposed construction site. DOB's TPPN #10/88 applies to these historic resources. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources (within 90 feet) and to any damage during the initial stage of construction so that construction procedures can be changed in order to protect such resources.

Adjacent historic resources, as defined in the procedure notice, only include LPC-designated and S/NR-listed properties that are within 90 feet of a lot under development or alteration. They do not include S/NR–eligible, LPC-eligible, potential, or unidentified architectural resources. Construction impacts on any designated historic resources would be minimized and the historic structures would

be protected by ensuring that adjacent development projected as a result of the Proposed Actions adheres to all applicable construction guidelines and follows the requirements laid out in TPPN #10/88. As shown in Figure 7-6 and detailed in Table 7-2, this would apply to (i) Tompkinsville (Joseph H. Lyons) Pool (LPC-designated NYCL; S/NR eligible) (No. 4 on Figure 7-4), which is less than 90 feet from Projected Development Site 2 (refer to Figure 7-6); and (ii) the 120th Police Precinct Station House (LPC-designated; S/NR eligible) (No. 2 in Figure 7-3) and Staten Island Family Courthouse (LPC-designated; S/NR eligible) (No. 1 in Figure 7-3), both of which are less than 90 feet from City Disposition Site 1 (refer to Figure 7-6).

Table 7-2: Projected/Potential Development Sites Containing or Located in Proximity to Designated/Eligible Historic Resources

Site No.[1]	Block/ Lot(s)	Contains Designated or Eligible Historic Resource?	Adjacent to or Within 90 Feet of Designated Historic Resource?	Adjacent to or Within 90 Feet of Eligible Historic Resource?	Reasonable Worst Case Development Scenario for No-Action Condition	Reasonable Worst Case Development Scenario for With-Action Condition
Disposition Site 1	9/9	No	Yes	Yes	Reoccupation or Conversion of Existing Building	Reoccupation or Conversion of Existing Building
2	487/60, 64, & 80	No	Yes	Yes	No Change	New Construction
7	497/1, 7, & 9	No	No	No	No Change	New Construction
16	508/22, 23, & 24	No	No	No	New Construction	New Construction
17	509/1, 4, & 8	No	No	No	No Change	New Construction
20	526/57, 59, & 61	No	No	Yes	No Change	New Construction
22	527/49	No	No	No	New Construction	New Construction
O	508/ 9 & 21	No	No	No	No Change	New Construction
Q	509/34	No	No	Yes	No Change	New Construction

***Notes**:*
[1] Refer to Figure 7-6

In addition, there are several eligible resources in the Study Area that would not be afforded the protections of TPPN #10/88 because they are not designated or calendared for landmark designation by the LPC or SHPO. These eligible resources are within 90 feet of the following Projected and Potential Development Sites:

- S/NR-eligible 292 Van Duzer Street (No. 6 in Figure 7-4) – located within 90 feet of Potential Development Site Q; and
- LPC-eligible and S/NR-eligible Stapleton Branch of the New York City Public Library (No. 10 on Figure 7-5) – located within 90 feet of Projected Development Site 20.

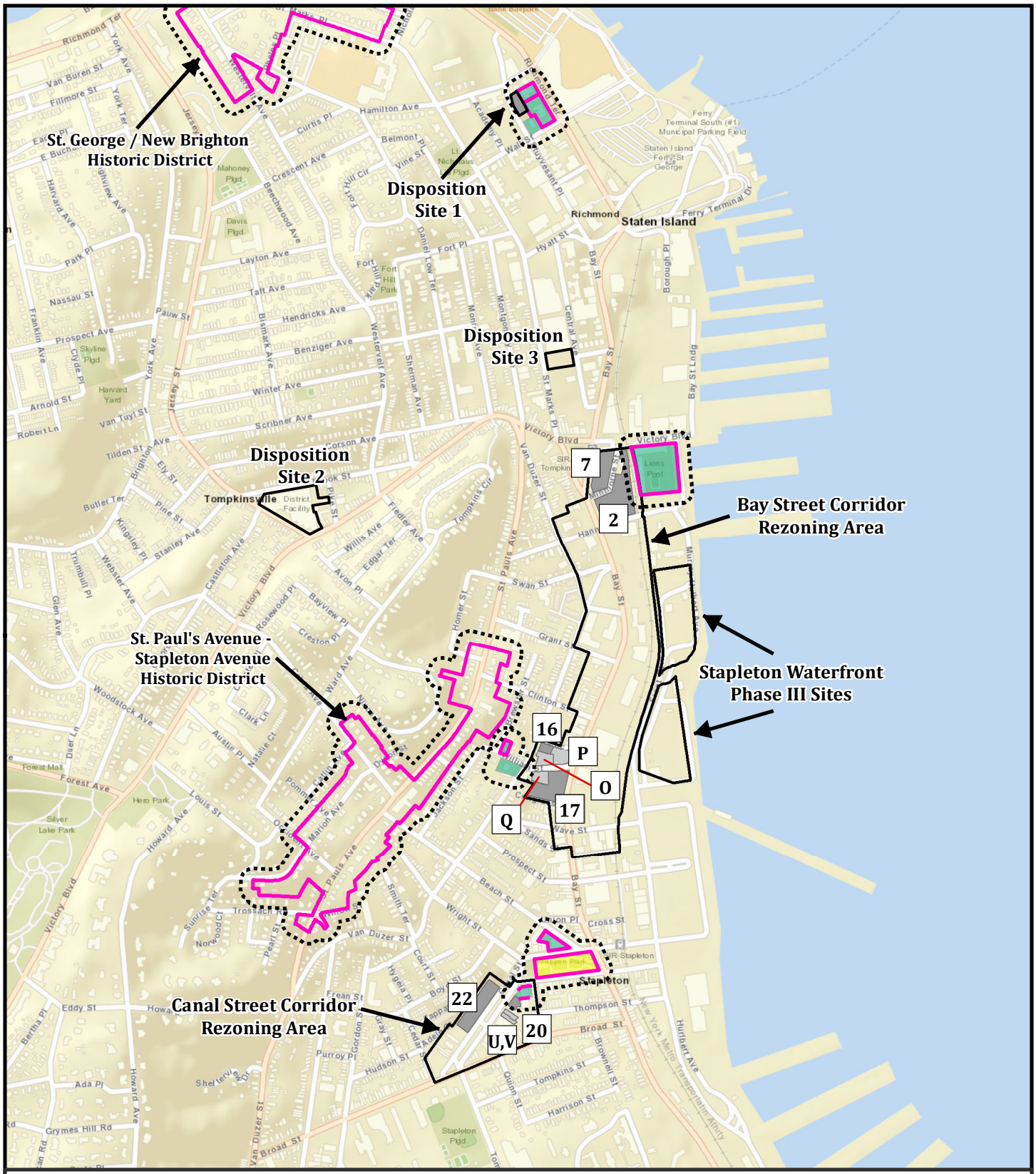

FIGURE 7-6: PROJECTED AND POTENTIAL DEVELOPMENT SITES LOCATED IN PROXIMITY TO HISTORIC RESOURCES

BAY STREET CORRIDOR REZONING AND RELATED ACTIONS

STATEN ISLAND, NY

Map Reference:
Basemap: ESRI

0 500 1,000 2,000 Feet

N

- Project Area
- LPC-Designated Landmarks and Historic Districts
- LPC-Eligible Landmarks
- S/NR-Listed Buildings and Sites
- S/NR-Eligible Buildings and Sites
- 90-Foot Buffer Around Historic Resources
- Projected Development Sites
- Potential Development Sites

Shapefile: NYC Dept of City Planning; MapPLUTO Data; NYC Dept of Parks and Recreation; Cultural Resources Information System (CRIS)

It should be noted that the S/NR-eligible Staten Island Museum (No. 3 in Figure 7-3) is also located within 90 feet of City Disposition Site 1. However, as detailed above, City Disposition Site 1 is anticipated to be reoccupied or converted in both the futures without and with the Proposed Actions. As such, the Proposed Actions would not result in construction-related impacts to the S/NR-eligible Staten Island Museum as compared to No-Action conditions.

For the remainder of the eligible historic resources listed above, development under the Proposed Actions could potentially result in construction-related impacts. Because these resources would be located adjacent to construction, they would be given limited protection under DOB regulations applicable to all buildings located adjacent to construction sites. However, as these historic resources are not S/NR-listed or LPC-designated or calendared for designation, they are not afforded the added special protections under DOB's TPPN #10/88. Additional protective measures afforded under DOB's TPPN #10/88 would only become applicable if the eligible resources are designated in the future prior to the initiation of construction. If the eligible resources listed above are not designated, however, they would not be subject to TPPN #10/88, and may therefore be adversely impacted by construction of developments within 90 feet (on Potential Development Site Q and Projected Development Site 20, respectively, as shown in Figure 7-6), resulting from the Proposed Actions.

SHADOWS

Excluding the Tompkinsville (Joseph H. Lyons) Pool, which is a publicly accessible open space resource and discussed in Chapter 5, "Open Space," the Proposed Actions would not result in incremental shadows being cast on sunlight-sensitive historic resources. As detailed in Chapter 6, "Shadows," the only historic resource with sunlight-sensitive features in the study area is the Edgewater Village Hall (S/NR-listed; LPC-designated), which features stained-glass windows. As discussed in Chapter 6, development facilitated by the Proposed Actions would not cast incremental shadows on the Edgewater Village Hall on any of the four representative analysis days. Therefore, the Proposed Actions would not result in any significant adverse shadows impacts on sunlight-sensitive historic resources.

Table 7-3: Assessment of Proposed Actions' Potential Impacts on Designated and Eligible Historic Resources

Map No.[1]	Property Name	Direct Impact	Indirect Impact	Construction Impact	Shadow Impact	Comments[2]
-	St. Paul's Avenue – Stapleton Heights Historic District (LPC-designated)	No	No	No	No	No Projected or Potential Development Sites are located within or in close proximity to this resource.
1	Staten Island Family Courthouse (NYCL; S/NR-eligible)	No	No	No	No	City Disposition Site 1 is adjacent to the Staten Island Family Courthouse. LPC-designated resources are subject to construction protection under TPPN #10/88, and would therefore be protected from potential nearby construction impacts.
2	120th Police Precinct Station House (NYCL; S/NR-eligible)	No	No	No	No	City Disposition Site 1 is adjacent to the 120th Police Precinct Station House. LPC-designated resources are subject to construction protection under TPPN #10/88, and would therefore be protected from potential nearby construction impacts.

Map No.[1]	Property Name	Direct Impact	Indirect Impact	Construction Impact	Shadow Impact	Comments[2]
3	Staten Island Museum (S/NR-eligible)	No	No	No	No	City Disposition Site 1 is located within 90 feet of the Staten Island Museum. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this eligible historic resource. However, City Disposition Site 1 would be reoccupied/ converted under both No-Action and With-Action conditions; therefore, there is no significant difference between construction conditions in either scenario.
4 & 5	Tompkinsville (Joseph H. Lyons) Pool and First Floor Interior (NYCL; S/NR-eligible)	No	No	No	No	Projected Development Site 2 is located within 90 feet of the Tompkinsville Pool. LPC-designated resources are subject to construction protection under TPPN #10/88, and would therefore be protected from potential nearby construction impacts. The development of Projected Development Sites 2 and 7 would not obstruct significant views of the landmark, or adversely alter its setting or visual relationships to the streetscape.
6	292 Van Duzer Street (S/NR-eligible)	No	No	Yes	No	Potential Development Site Q is located within 90 feet of 292 Van Duzer Street. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this eligible historic resource. Therefore, the potential development on Site Q could result in construction-related impacts to 292 Van Duzer Street. The development of Projected Development Sites 16 and 17 and Potential Development Sites O, P, and Q would not obstruct significant views of this resource, or adversely alter its setting or visual relationships to the streetscape.
7	Mary and David Burgher House (NYCL; S/NR-eligible)	No	No	No	No	No Projected or Potential Development Sites are located within 90 feet of this resource. The development of Projected Development Sites 16 and 17 and Potential Development Sites O, P, and Q would not obstruct significant views of this resource, or adversely alter its setting or visual relationships to the streetscape.
8	Edgewater Village Hall (NYCL; S/NR-listed)	No	No	No	No	No Projected or Potential Development Sites are located within or in close proximity to this resource. Development facilitated by the Proposed Actions would not cast incremental shadows on sunlight-sensitive features of this historic resource.

Map No.[1]	Property Name	Direct Impact	Indirect Impact	Construction Impact	Shadow Impact	Comments[2]
9	Staten Island Savings Bank Building (NYCL; S/NR-eligible)	No	No	No	No	No Projected or Potential Development Sites are located within or in close proximity to this resource.
10	Stapleton Branch-New York Public Library (NYCL-eligible; S/NR-eligible)	No	No	Yes	No	Projected Development Site 20 is located adjacent to the NYPLC Stapleton Branch. In the absence of landmark designation, the construction protection measures under TPPN #10/88 would not apply to this eligible historic resource. Therefore, development on Projected Development Site 20 could result in construction-related impacts to the NYPL Stapleton Branch. The development of Projected Development Sites 20 and 22 and Potential Development Sites U and V would not obstruct significant views of this resource, or adversely alter its setting or visual relationships to the streetscape.

***Notes**:*
[1] Refer to Figures 7-3 through 7-5.
[2] Refer to Figure 7-6.