

# **New York City Borough-Based Jail System Environmental Assessment Statements (EAS)**

**CEQR No.: 18DOC001Y**

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**Lead Agency:**  
New York City Department of Correction

**Lead Agency Contact:**  
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**August 15, 2018**

**New York City Borough-Based Jail System  
Environmental Assessment Statements (EAS)  
CEQR No. 18DOC001Y**

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## **A. INTRODUCTION**

The City of New York, through the New York City Department of Correction (DOC), is proposing to implement a borough-based jail system (the “proposed project”) as part of the City’s continued commitment to create a modern, humane and safe justice system. The proposed project would develop four new detention facilities to house individuals who are in the City’s correctional custody with one located in each of the Bronx, Brooklyn, Manhattan, and Queens. The sites under consideration consist of the following:

- Bronx Site—320 Concord Avenue
- Brooklyn Site—275 Atlantic Avenue
- Manhattan Site—80 Centre Street
- Queens Site—126-02 82nd Avenue

Given the City’s success in reducing both crime and the number of people in jail, coupled with the current physical and operational deficiencies at the Rikers Island Correctional Facility (Rikers Island), the City committed to closing the jails on Rikers Island. The 2017 report *Smaller, Safer, Fairer*<sup>1</sup> provides the City’s roadmap for creating a smaller, safer, and fairer criminal justice system. Central to this effort is the City’s goal to provide a system of modern borough-based detention facilities while reducing the number of people in the City’s jails to a total average daily population of 5,000 persons.

The proposed project would establish four new modern borough-based detention facilities at sites located in the Bronx, Brooklyn, Manhattan, and Queens in order to no longer detain people in the jails at Rikers Island. Each of the proposed facilities would provide approximately 1,510 detainee beds. The proposed project would ensure that each borough facility has ample support space for quality educational programming, recreation, therapeutic services, publicly accessible community space, and staff parking. The support space would also include a public-service oriented lobby, visitation space, space for robust medical screening for new admissions, medical and behavior health exams, health/mental health care services, infirmary and therapeutic units, and administrative space. The community space is intended to provide useful community amenities, such as access to supportive services and facility programming or street-level retail space.

The following document provides separate EASs for each site. The EASs describe the detention facilities proposed for the site and identify existing and proposed conditions specific to each site. The EASs then respond to the technical analysis questions in EAS Part II to inform the potential impacts of the proposed project at each site.

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<sup>1</sup> New York City Mayor’s Office of Criminal Justice. *Smaller, Safer, Fairer: A Roadmap to Closing Rikers Island*. Available: <https://rikers.cityofnewyork.us/the-plan/>. Last accessed August 12, 2018.

**Bronx Site—320 Concord Avenue**  
**New York City Borough-Based Jail System EAS**

**CEQR No.: 18DOC001Y**

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## City Environmental Quality Review

### ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

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

#### Part I: GENERAL INFORMATION

**PROJECT NAME** Borough-Based Jail System (Bronx Site - 320 Concord Ave)

#### 1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)  
18DOC001Y

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)  
Pending

OTHER REFERENCE NUMBER(S) (if applicable)  
(e.g., legislative intro, CAPA)

#### 2a. Lead Agency Information

NAME OF LEAD AGENCY  
New York City Department of Correction

NAME OF LEAD AGENCY CONTACT PERSON  
Howard Fiedler

ADDRESS 75-20 Astoria Boulevard

CITY East Elmhurst STATE NY ZIP 11370

TELEPHONE 718-546-0700 EMAIL  
Howard.Fiedler@doc.nyc.gov

#### 2b. Applicant Information

NAME OF APPLICANT  
New York City Department of Correction

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON  
Howard Fiedler

ADDRESS 75-20 Astoria Boulevard

CITY East Elmhurst STATE NY ZIP 11370

TELEPHONE 718-546-0700 EMAIL  
Howard.Fiedler@doc.nyc.gov

#### 3. Action Classification and Type

##### SEQRA Classification

UNLISTED  TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(6)(v): in a city, town or village having a population of more than 150,000 persons, a facility with more than 240,000 square feet of gross floor area

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

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

#### 4. Project Description

The City of New York, through the New York City Department of Correction (DOC), is proposing to implement a borough-based jail system (the "proposed project") as part of the City's continued commitment to create a modern, humane and safe justice system. The proposed project would develop four new detention facilities to house individuals who are in the City's correctional custody with one located in each of the Bronx, Brooklyn, Manhattan, and Queens.

This Environmental Assessment Statement (EAS) form describes and evaluates the development of a new detention facility (the "proposed development") at the Bronx Site at 320 Concord Avenue (the "project site") in Bronx, Community District 1. The other borough sites are evaluated in separate EAS forms attached to this one.

The proposed development would result in a detention facility with a total of approximately 1,500,000 gsf on the project site. The proposed development would contain approximately 1,050,000 gsf of housing space (approximately 1,510 beds); 330,000 gsf of support and building function space; 20,000 gsf of community facility space; 100,000 gsf of possible court/court-related facilities; and 520 accessory parking spaces. The maximum zoning height for the purposes of analysis would be approximately 275 feet tall.

With the proposed project, the western portion of the site (to a depth of 100 feet from Concord Avenue) would be rezoned from the existing M1-3 zoning district to a Special Mixed Use M1-4/R7-X district. The Special Mixed Use M1-4/R7-X district allows a broad mix of uses including residential, commercial, and manufacturing uses. In addition, the rezoned portion of the site would be mapped as a Mandatory Inclusionary Housing (MIH) area. The rezoning is intended to facilitate a future development on the site. The program for this development has not yet been identified, but for the purposes of analysis and based on a conceptual design, the proposed building is assumed to contain approximately 209,000 gsf of floor area, with approximately 31,000 gsf of ground floor retail and approximately 234 dwelling units, which would include affordable units. The proposed zoning would permit a maximum zoning height of 145 feet and a maximum FAR of 6.0.

To facilitate the overall proposed project, a zoning text amendment is required to create a special permit for borough jail facilities, to modify zoning requirements for bulk including floor area and height and setback, as well as for parking. At this site, the following actions are necessary to facilitate the proposed project: site selection for public facilities; special permit to modify regulations pertaining to bulk and parking (as discussed above); zoning map amendment to map an M1-4/R7-X District (western portion of site); zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area (western portion of site); and site disposition (western portion of site), together the "proposed actions."

**Project Location**

|   |                         |                                   |
|---|-------------------------|-----------------------------------|
| BOROUGH Bronx                             | COMMUNITY DISTRICT(S) 1 | STREET ADDRESS 320 Concord Avenue |
| TAX BLOCK(S) AND LOT(S) Block 2574, Lot 1 |                         | ZIP CODE 10454                    |

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS East 142 Street to the north, Concord Avenue to the west, Southern Boulevard to the East, and East 141 Street to the south

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-3 ZONING SECTIONAL MAP NUMBER 6c

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

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

|  |   |  |
|--|---|--|
| <input type="checkbox"/> CITY MAP AMENDMENT                        | <input type="checkbox"/> ZONING CERTIFICATION                 | <input type="checkbox"/> CONCESSION        |
| <input checked="" type="checkbox"/> ZONING MAP AMENDMENT           | <input type="checkbox"/> ZONING AUTHORIZATION                 | <input type="checkbox"/> UDAAP             |
| <input checked="" type="checkbox"/> ZONING TEXT AMENDMENT          | <input type="checkbox"/> ACQUISITION—REAL PROPERTY            | <input type="checkbox"/> REVOCABLE CONSENT |
| <input checked="" type="checkbox"/> SITE SELECTION—PUBLIC FACILITY | <input checked="" type="checkbox"/> DISPOSITION—REAL PROPERTY | <input type="checkbox"/> FRANCHISE         |
| <input type="checkbox"/> HOUSING PLAN & PROJECT                    | <input type="checkbox"/> OTHER, explain:                      |  |

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

VARIANCE (use)

VARIANCE (bulk)

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

|   |  |
|---|--|
| <input type="checkbox"/> LEGISLATION                                  | <input type="checkbox"/> FUNDING OF CONSTRUCTION, specify: |
| <input type="checkbox"/> RULEMAKING                                   | <input type="checkbox"/> POLICY OR PLAN, specify:          |
| <input checked="" type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES | <input type="checkbox"/> FUNDING OF PROGRAMS, specify:     |
| <input type="checkbox"/> 384(b)(4) APPROVAL                           | <input type="checkbox"/> PERMITS, specify:                 |
| <input type="checkbox"/> OTHER, explain:                              |  |

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

|  |   |
|--|---|
| <input checked="" type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) | <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL |
| <input type="checkbox"/> OTHER, explain:   |   |

**State or Federal Actions/Approvals/Funding:**  YES  NO If "yes," specify:

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

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

|  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> SITE LOCATION MAP  | <input checked="" type="checkbox"/> ZONING MAP  | <input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP |
| <input checked="" type="checkbox"/> TAX MAP  | <input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S) |   |
| <input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP |   |   |

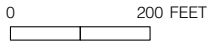
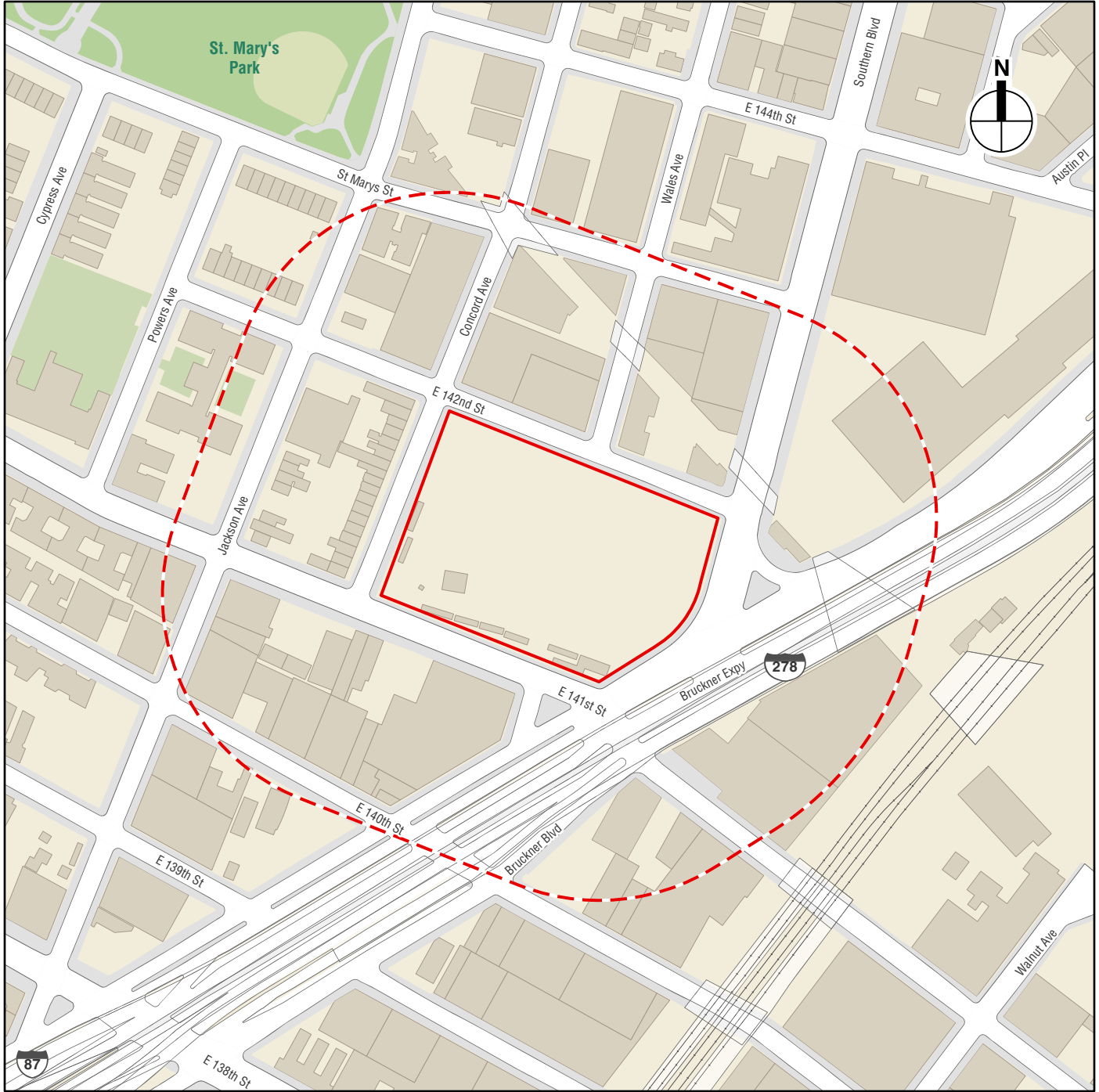
**Physical Setting** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 183,400 sf Waterbody area (sq. ft.) and type:

Roads, buildings, and other paved surfaces (sq. ft.): 183,400 sf Other, describe (sq. ft.):

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 1,709,000



- Project Site
- Study Area Boundary (400-foot perimeter)

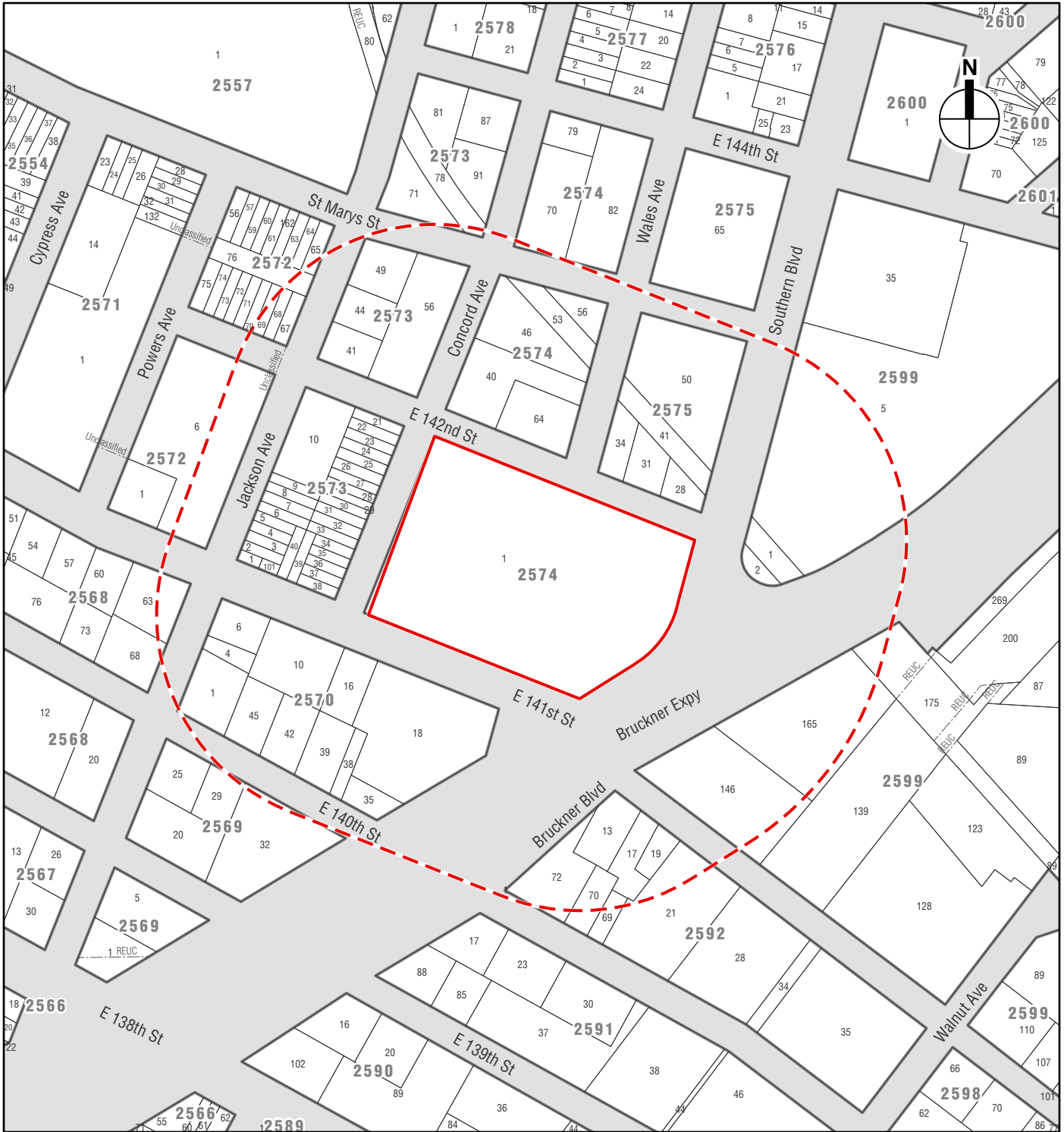


**BOROUGH-BASED NYC JAIL SYSTEM  
BRONX SITE - 320 CONCORD AVENUE**

Project Location  
**Figure 1**

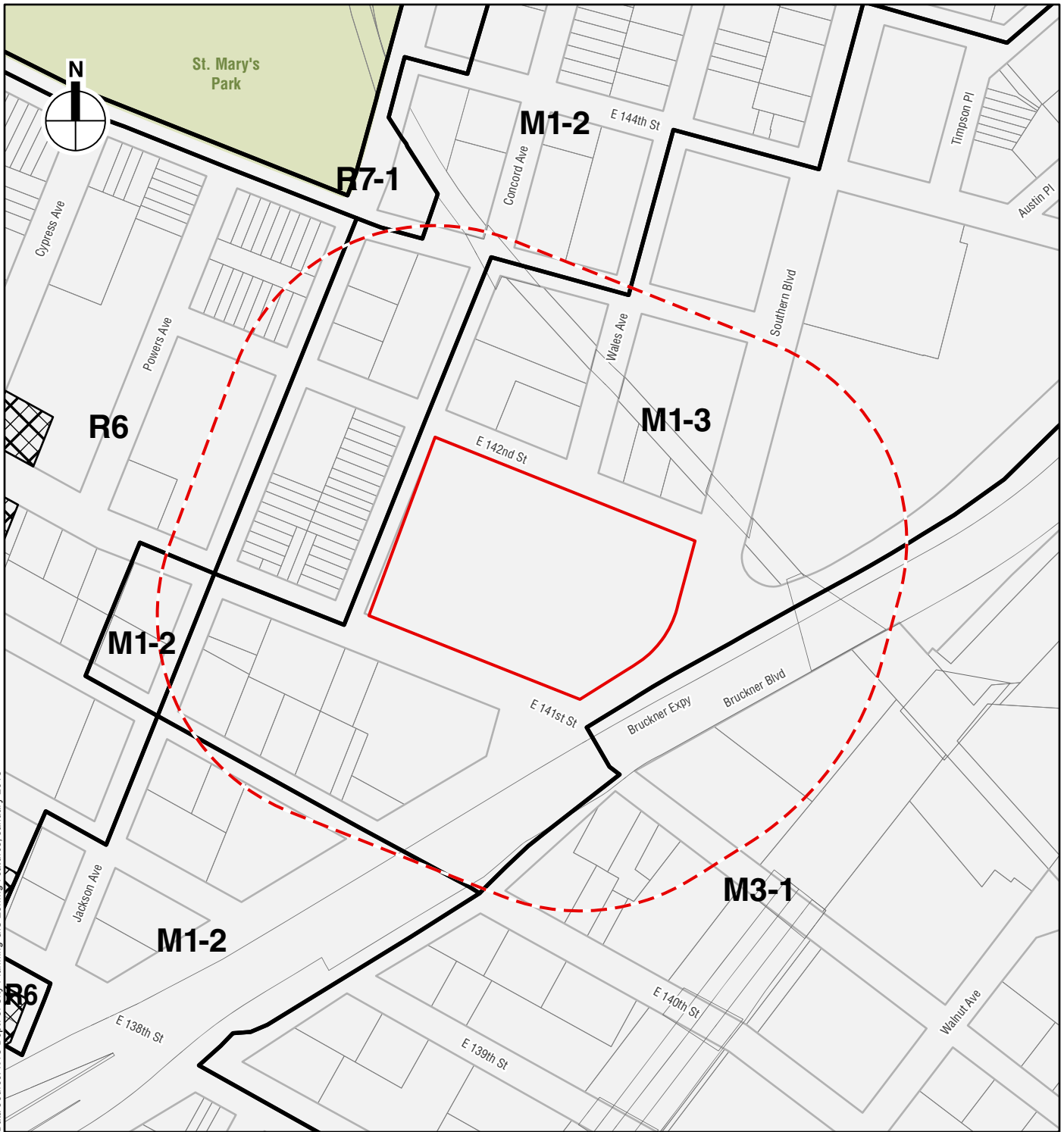
8/13/2018

Data source: NYC Dept. of Finance Digital Tax Map, January 30, 2018



0 200 FEET

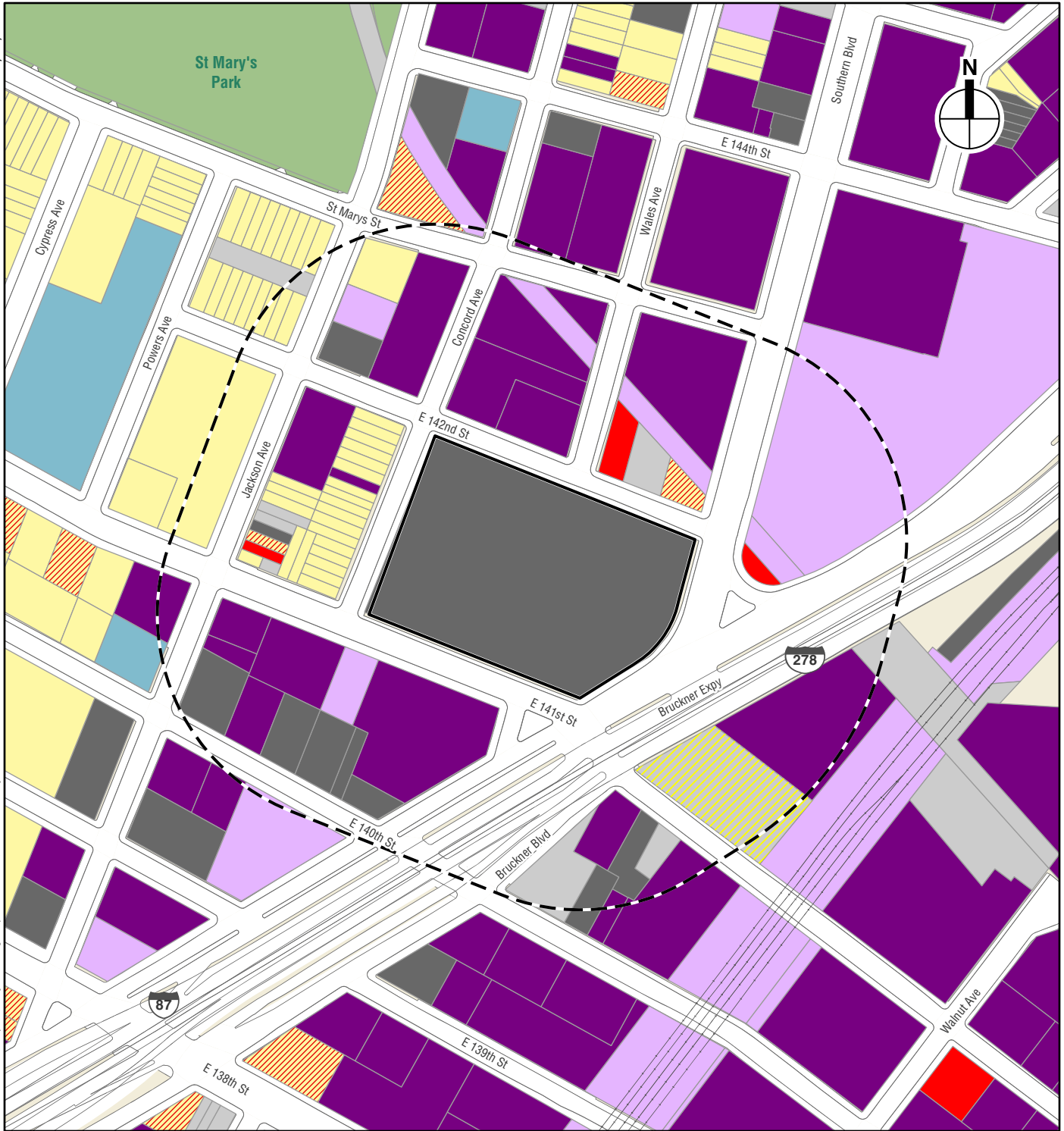
- Project Site Boundary
- Study Area Boundary (400-foot perimeter)
- Tax Lot Boundary
- Tax Block Boundary



- Project Site Boundary
- Zoning District Boundaries
- Study Area Boundary (400-foot perimeter)
- C1-4 Commercial Overlay District

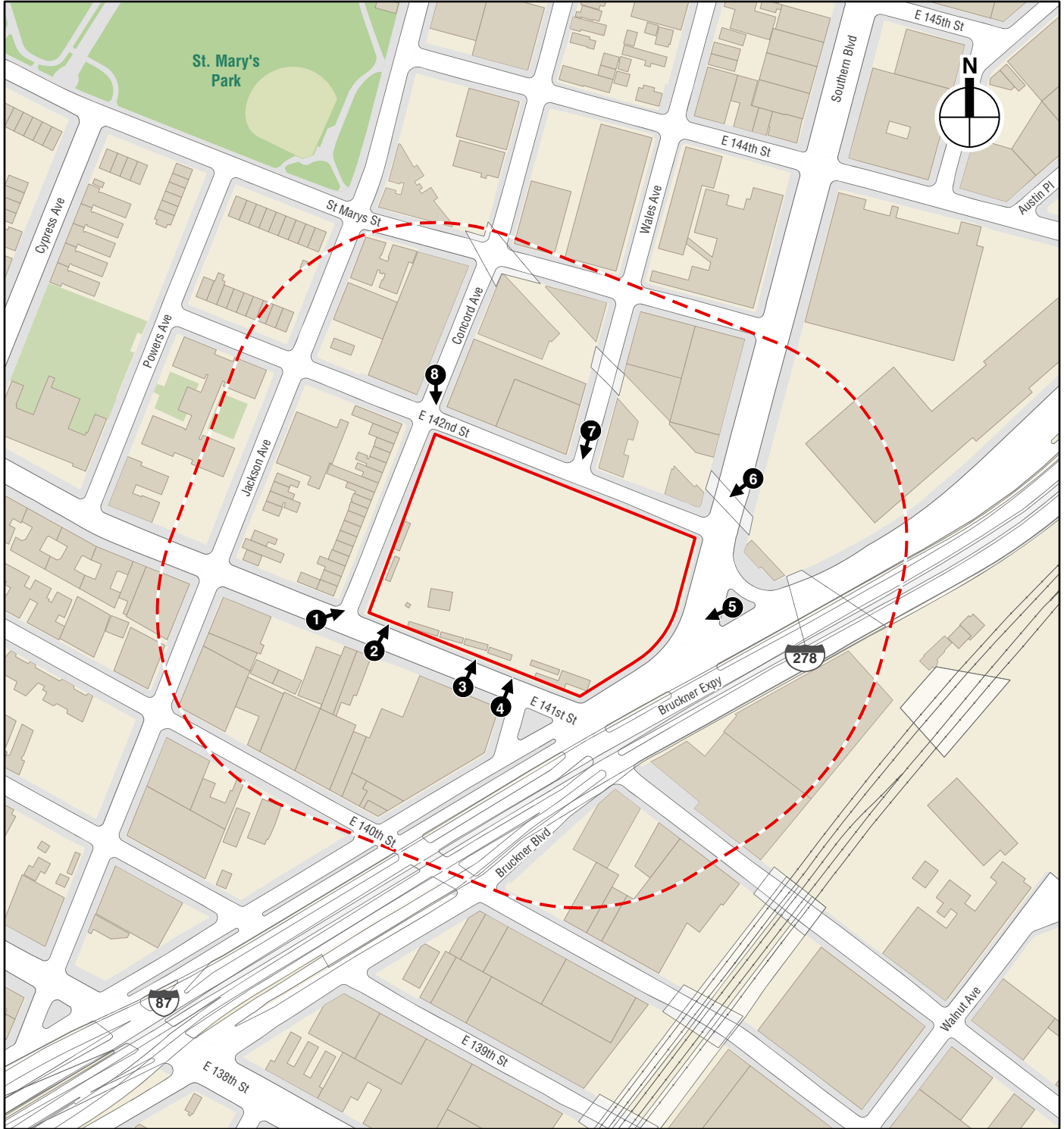






- Project Site Boundary
- Study Area Boundary (400-foot perimeter)
- Commercial and Office Buildings
- Industrial and Manufacturing
- Open Space and Outdoor Recreation
- Parking Facilities
- Public Facilities and Institutions
- Residential
- Residential with Commercial Below
- Transportation and Utility
- Vacant Land
- Under Construction





- Project Site
- Study Area Boundary (400-foot perimeter)



Photograph View Direction and Reference Number





1



2



3



4



5



6



7



8

NUMBER OF BUILDINGS: 1

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 1,500,000  
(detention facility); 209,000 (mixed-use building)HEIGHT OF EACH BUILDING (ft.): 275' (detention facility)  
145' (mixed-use building)

NUMBER OF STORIES OF EACH BUILDING:

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

If "yes," specify: The total square feet owned or controlled by the applicant: 183,400

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

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

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

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

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

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

**8. Analysis Year** [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2027

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: TBD

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: TBD

**9. Predominant Land Use in the Vicinity of the Project** (check all that apply) RESIDENTIAL  MANUFACTURING  COMMERCIAL  PARK/FOREST/OPEN SPACE  OTHER, specify:

**DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS**

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

|   | EXISTING CONDITION  |  | NO-ACTION CONDITION                     |  | WITH-ACTION CONDITION                   |  | INCREMENT          |
|---|---|--|---|--|---|--|--------------------|
| <b>LAND USE</b>   |   |  |   |  |   |  |                    |
| <b>Residential</b>  | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |                    |
| If "yes," specify the following:  |   |  |   |  |   |  |                    |
| Describe type of residential structures   |   |  |   |  | Apartment Building                      |  | Apartment Building |
| No. of dwelling units   |   |  |   |  | 234 units                               |  | +234 units         |
| No. of low- to moderate-income units  |   |  |   |  |   |  |                    |
| Gross floor area (sq. ft.)  |   |  |   |  | 178,000                                 |  | +178,000 gsf       |
| <b>Commercial</b>   | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |                    |
| If "yes," specify the following:  |   |  |   |  |   |  |                    |
| Describe type (retail, office, other)   |   |  |   |  | Retail                                  |  | Retail             |
| Gross floor area (sq. ft.)  |   |  |   |  | 31,000                                  |  | +31,000 gsf        |
| <b>Manufacturing/Industrial</b>   | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |                    |
| If "yes," specify the following:  |   |  |   |  |   |  |                    |
| Type of use   |   |  |   |  |   |  |                    |
| Gross floor area (sq. ft.)  |   |  |   |  |   |  |                    |
| Open storage area (sq. ft.)   |   |  |   |  |   |  |                    |
| If any unenclosed activities, specify:  |   |  |   |  |   |  |                    |
| <b>Community Facility</b>   | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |                    |
| If "yes," specify the following:  |   |  |   |  |   |  |                    |
| Type  |   |  |   |  | Detention Center                        |  | Detention Center   |
| Gross floor area (sq. ft.)  |   |  |   |  | 1,500,000                               |  | +1,500,000 gsf     |
| <b>Vacant Land</b>  | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |                    |
| If "yes," describe:   |   |  |   |  |   |  |                    |
| <b>Publicly Accessible Open Space</b>   | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |                    |
| If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other): |   |  |   |  |   |  |                    |
| <b>Other Land Uses</b>  | <input checked="" type="checkbox"/> YES   | <input type="checkbox"/> NO            | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |                    |
| If "yes," describe:   | Tow Pound   |  | Tow Pound                               |  |   |  | N/A                |
| <b>PARKING</b>  |   |  |   |  |   |  |                    |
| <b>Garages</b>  | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |                    |
| If "yes," specify the following:  |   |  |   |  |   |  |                    |
| No. of public spaces  |   |  |   |  |   |  |                    |
| No. of accessory spaces   |   |  |   |  | 520 spaces                              |  | +520 spaces        |
| Operating hours   |   |  |   |  |   |  |                    |
| Attended or non-attended  |   |  |   |  |   |  |                    |
| <b>Lots</b>   | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |                    |
| If "yes," specify the following:  |   |  |   |  |   |  |                    |
| No. of public spaces  |   |  |   |  |   |  |                    |
| No. of accessory spaces   |   |  |   |  |   |  |                    |
| Operating hours   |   |  |   |  |   |  |                    |
| <b>Other</b> (includes street parking)  | <input checked="" type="checkbox"/> YES   | <input type="checkbox"/> NO            | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |                    |
| If "yes," describe:   | Tow Pound Vehicle Storage   |  | Tow Pound Vehicle Storage               |  | N/A                                     |  |                    |
| <b>POPULATION</b>   |   |  |   |  |   |  |                    |
| <b>Residents</b>  | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |                    |
| If "yes," specify number:   |   |  |   |  | 697                                     |  | 697                |
| Briefly explain how the number of residents   | The number of residents was calculated the total number of dwelling units (234) by 2.98 - the average |  |   |  |   |  |                    |



|   | EXISTING<br>CONDITION  | NO-ACTION<br>CONDITION  | WITH-ACTION<br>CONDITION  | INCREMENT   |
|---|--|---|---|---|
| was calculated:   | household size taken from the 2012-2016 Census ACS data.   |   |   |   |
| <b>Businesses</b>   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   |   |
| If "yes," specify the following:  |  |   |   |   |
| No. and type  |  |   | Detention Center with Court Facilities and Retail   |   |
| No. and type of workers by business   |  |   | Detention Workers: 290<br>Court Facility Workers: 200<br>Community Facility Workers: 20<br>Retail Workers: 90 | +290 Detention Workers<br>+200 Court Facility Workers<br>Community Facility Workers: 20<br>Retail Workers: 90 |
| No. and type of non-residents who are not workers   |  |   | People in detention: +/- 1510<br>Court visitors in detention: +/- 350   | +/- 1510 People in detention<br>+/- 350 Court visitors in detention   |
| Briefly explain how the number of businesses was calculated:  | <p>In the With Action condition, DOC anticipates 1100 uniformed staff per Detention Facility, spread across 3 shifts, with a peak shift of approximately 290 staff on site.</p> <p>Court Facility workers are based on staff are based on staffing during peak shifts at the Manhattan Court complex (140), with the addition of approximately 30 judges, attorneys, and other court staff, and 30 other DOC staff.</p> <p>Community Facility workers were calculated at a rate of 1 worker per 1,000 sf.</p> <p>Retail Workers (for the retail component of the residential development) were calculated at a rate of 3 workers per 1,000 sf.</p> |   |   |   |
| <b>Other</b> (students, visitors, concert-goers, etc.)  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   |   |
| If any, specify type and number:  |  |   | Daily Visitors: 250<br>Court Facility Visitors: 175   | +250 Daily Visitors;<br>+175 Court Facility Visitors  |
| Briefly explain how the number was calculated:  | <p>Daily visitors was estimated based on the ratio of average daily visitors to beds at the existing Manhattan Detention Complex.</p> <p>Court visitors estimated based on information provided by Mayor's Office of Criminal Justice (MOCJ).</p>  |   |   |   |
| <b>ZONING</b>   |  |   |   |   |
| Zoning classification   | M1-3   | M1-3  | M1-3 & M1-4/R7X (Mixed Use portion of Site) & M1-3  | M1-4/R7X (Mixed Use portion of Site) & M1-3   |
| Maximum amount of floor area that can be developed  | 5.0 Commercial FAR   | 5.0 Commercial FAR  | 5.0 Commercial FAR<br>6.0 Residential FAR<br>&<br>TBD Pending Special Permit                                  | +6.0 Residential FAR<br>&<br>TBD Pending Special Permit   |
| Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project   | Industrial and Commercial  | Industrial and Commercial   | Industrial and Commercial   | N/A   |
| Attach any additional information that may be needed to describe the project.   |  |   |   |   |
| If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site. |  |   |   |   |

**Part II: TECHNICAL ANALYSIS**

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

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

|  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| <b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>   |                                     |                                     |
| (a) Would the proposed project result in a change in land use different from surrounding land uses?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project result in a change in zoning different from surrounding zoning?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) Is there the potential to affect an applicable public policy?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach. See Draft Scope   |                                     |                                     |
| (e) Is the project a large, publicly sponsored project?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If “yes,” complete a PlaNYC assessment and attach. See Draft Scope   |                                     |                                     |
| (f) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If “yes,” complete the <a href="#">Consistency Assessment Form</a> .   |                                     |                                     |
| <b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>  |                                     |                                     |
| (a) Would the proposed project:  |                                     |                                     |
| o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.   |                                     |                                     |
| o Directly displace 500 or more residents?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.  |                                     |                                     |
| o Directly displace more than 100 employees?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.   |                                     |                                     |
| o Affect conditions in a specific industry?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ▪ If “yes,” answer question 2(b)(v) below.   |                                     |                                     |
| (b) If “yes” to any of the above, attach supporting information to answer the relevant questions below.<br>If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered. |                                     |                                     |
| <b>i. Direct Residential Displacement</b>  |                                     |                                     |
| o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>ii. Indirect Residential Displacement</b> To be determined as part of the EIS analysis - See Draft Scope  |                                     |                                     |
| o Would expected average incomes of the new population exceed the average incomes of study area populations?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If “yes:”  |                                     |                                     |
| ▪ Would the population of the primary study area increase by more than 10 percent?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| ▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>iii. Direct Business Displacement</b>   |                                     |                                     |
| o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?                               | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,  | <input type="checkbox"/>            | <input type="checkbox"/>            |

|  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| enhance, or otherwise protect it?  |                                     |                                     |
| <b>iv. Indirect Business Displacement</b> To be determined as part of the EIS analysis - See Draft Scope   |                                     |                                     |
| o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?           | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>v. Effects on Industry</b>  |                                     |                                     |
| o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>3. COMMUNITY FACILITIES:</b> <a href="#">CEQR Technical Manual Chapter 6</a>  |                                     |                                     |
| <b>(a) Direct Effects</b>  |                                     |                                     |
| o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>(b) Indirect Effects</b>  |                                     |                                     |
| <b>i. Child Care Centers</b>   |                                     |                                     |
| o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent? To be determined as part of the EIS analysis - See Draft Scope                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario? To be determined as part of the EIS analysis - See Draft Scope  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>ii. Libraries</b>   |                                     |                                     |
| o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in <a href="#">Chapter 6</a> )  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If "yes," would the additional population impair the delivery of library services in the study area?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>iii. Public Schools</b>   |                                     |                                     |
| o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent? To be determined as part of the EIS analysis - See Draft Scope | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario? To be determined as part of the EIS analysis - See Draft Scope   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>iv. Health Care Facilities</b>  |                                     |                                     |
| o Would the project result in the introduction of a sizeable new neighborhood?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If "yes," would the project affect the operation of health care facilities in the area?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>v. Fire and Police Protection</b>   |                                     |                                     |
| o Would the project result in the introduction of a sizeable new neighborhood?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If "yes," would the project affect the operation of fire or police protection in the area?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>4. OPEN SPACE:</b> <a href="#">CEQR Technical Manual Chapter 7</a>  |                                     |                                     |
| <b>(a)</b> Would the project change or eliminate existing open space?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>(b)</b> Is the project located within an under-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>(c)</b> If "yes," would the project generate more than 50 additional residents or 125 additional employees?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>(d)</b> Is the project located within a well-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>(e)</b> If "yes," would the project generate more than 350 additional residents or 750 additional employees?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>(f)</b> If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>(g)</b> If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:  |                                     |                                     |

|  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered?<br>Please specify: To be determined as part of the EIS analysis - See Draft Scope   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>   |                                     |                                     |
| (a) Would the proposed project result in a net height increase of any structure of 50 feet or more?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See Draft Scope  |                                     |                                     |
| <b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>   |                                     |                                     |
| (a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the <a href="#">GIS System for Archaeology and National Register</a> to confirm) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. To be determined as part of the EIS analysis - See Draft Scope   |                                     |                                     |
| <b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>  |                                     |                                     |
| (a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) If "yes" to either of the above, please provide the information requested in <a href="#">Chapter 10</a> . To be determined as part of the EIS analysis - See Draft Scope   |                                     |                                     |
| <b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>  |                                     |                                     |
| (a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.   |                                     |                                     |
| (b) Is any part of the directly affected area within the <a href="#">Jamaica Bay Watershed</a> ?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If "yes," complete the <a href="#">Jamaica Bay Watershed Form</a> and submit according to its <a href="#">instructions</a> .   |                                     |                                     |
| <b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>  |                                     |                                     |
| (a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (h) Has a Phase I Environmental Site Assessment been performed for the site?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: auto repair, petroleum and chemical storage, adjacent dry cleaner, and nearby petroleum spills   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (i) Based on the Phase I Assessment, is a Phase II Investigation needed? To be determined as part of the EIS analysis - See Draft Scope  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>  |                                     |                                     |

|  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| (a) Would the project result in water demand of more than one million gallons per day?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) If the proposed project located in a <a href="#">separately sewered area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (e) If the project is located within the <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (f) Would the proposed project be located in an area that is partially sewered or currently unsewered?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See Draft Scope  |                                     |                                     |
| <b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>   |                                     |                                     |
| (a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): 48,625   |                                     |                                     |
| o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>  |                                     |                                     |
| (a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 405,307,900   |                                     |                                     |
| (b) Would the proposed project affect the transmission or generation of energy?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>  |                                     |                                     |
| (a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:  |                                     |                                     |
| o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection?<br><i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of <a href="#">Chapter 16</a> for more information.</i>                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o Would the proposed project result in more than 200 pedestrian trips per project peak hour?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>   |                                     |                                     |
| (a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed) See Draft Scope   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (c) Does the proposed project involve multiple buildings on the project site?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Draft Scope  |                                     |                                     |
| <b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>  |                                     |                                     |
| (a) Is the proposed project a city capital project or a power generation plant?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project fundamentally change the City's solid waste management system?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

|   | YES                                 | NO                                  |
|---|-------------------------------------|-------------------------------------|
| (c) Would the proposed project result in the development of 350,000 square feet or more?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <a href="#">Chapter 18</a> ?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a> ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. To be determined as part of the EIS analysis - See Draft Scope  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>  |                                     |                                     |
| (a) Would the proposed project generate or reroute vehicular traffic?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project introduce new or additional receptors (see Section 124 in <a href="#">Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Draft Scope   |                                     |                                     |
| <b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>  |                                     |                                     |
| (a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary. To be determined as part of the EIS analysis - See Draft Scope  |                                     |                                     |
| <b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>   |                                     |                                     |
| (a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary. To be determined as part of the EIS analysis - See Draft Scope  |                                     |                                     |
| <b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>   |                                     |                                     |
| (a) Would the project's construction activities involve:  |                                     |                                     |
| o Construction activities lasting longer than two years?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o The operation of several pieces of diesel equipment in a single location at peak construction?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o Closure of a community facility or disruption in its services?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o Activities within 400 feet of a historic or cultural resource?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o Disturbance of a site containing or adjacent to a site containing natural resources?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <a href="#">Chapter 22</a> , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. To be determined as part of the EIS analysis - See Draft Scope |                                     |                                     |

**20. APPLICANT'S CERTIFICATION**

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

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME

Linh Do, AKRF, Inc.

SIGNATURE




DATE

August 14, 2018

**PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.**

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

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

| 1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.   | Potentially Significant Adverse Impact                |                                     |
|---|---|-------------------------------------|
|   | YES   | NO                                  |
| <b>IMPACT CATEGORY</b>  |   |                                     |
| Land Use, Zoning, and Public Policy   | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| Socioeconomic Conditions  | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| Community Facilities and Services   | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| Open Space  | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| Shadows   | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| Historic and Cultural Resources   | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| Urban Design/Visual Resources   | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| Natural Resources   | <input type="checkbox"/>                              | <input checked="" type="checkbox"/> |
| Hazardous Materials   | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| Water and Sewer Infrastructure  | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| Solid Waste and Sanitation Services   | <input type="checkbox"/>                              | <input checked="" type="checkbox"/> |
| Energy  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/> |
| Transportation  | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| Air Quality   | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| Greenhouse Gas Emissions  | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| Noise   | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| Public Health   | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| Neighborhood Character  | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| Construction  | <input checked="" type="checkbox"/>                   | <input type="checkbox"/>            |
| 2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?<br><br>If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.                       | <input type="checkbox"/>                              | <input checked="" type="checkbox"/> |
| 3. Check determination to be issued by the lead agency:   |   |                                     |
| <input checked="" type="checkbox"/> <b>Positive Declaration:</b> If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).  |   |                                     |
| <input type="checkbox"/> <b>Conditional Negative Declaration:</b> A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617. |   |                                     |
| <input type="checkbox"/> <b>Negative Declaration:</b> If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see <a href="#">template</a> ) or using the embedded <i>Negative Declaration</i> on the next page.                        |   |                                     |
| <b>4. LEAD AGENCY'S CERTIFICATION</b>   |   |                                     |
| TITLE<br>Director of Design Unit  | LEAD AGENCY<br>New York City Department of Correction |                                     |
| NAME<br>Howard Fiedler  | DATE<br>August 14, 2018                               |                                     |
| SIGNATURE<br>  |   |                                     |



**Brooklyn Site—275 Atlantic Avenue**  
**New York City Borough-Based Jail System EAS**

**CEQR No.: 18DOC001Y**

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## City Environmental Quality Review

### ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

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

#### Part I: GENERAL INFORMATION

**PROJECT NAME** Borough-Based Jail System (Brooklyn Site - 275 Atlantic Avenue)

#### 1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)  
18DOC001Y

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)  
Pending

OTHER REFERENCE NUMBER(S) (if applicable)  
(e.g., legislative intro, CAPA)

#### 2a. Lead Agency Information

NAME OF LEAD AGENCY  
New York City Department of Correction

NAME OF LEAD AGENCY CONTACT PERSON  
Howard Fiedler

ADDRESS 75-20 Astoria Boulevard

CITY East Elmhurst STATE NY ZIP 11370

TELEPHONE 718-546-0700 EMAIL  
Howard.Fiedler@doc.nyc.gov

#### 2b. Applicant Information

NAME OF APPLICANT  
New York City Department of Correction

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON  
Howard Fiedler

ADDRESS 75-20 Astoria Boulevard

CITY East Elmhurst STATE NY ZIP 11370

TELEPHONE 718-546-0700 EMAIL  
Howard.Fiedler@doc.nyc.gov

#### 3. Action Classification and Type

##### SEQRA Classification

UNLISTED  TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(6)(v): in a city, town or village having a population of more than 150,000 persons, a facility with more than 240,000 square feet of gross floor area

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

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

#### 4. Project Description

The City of New York, through the New York City Department of Correction (DOC), is proposing to implement a borough-based jail system (the "proposed project") as part of the City's continued commitment to create a modern, humane and safe justice system. The proposed project would develop four new detention facilities to house individuals who are in the City's correctional custody with one located in each of the Bronx, Brooklyn, Manhattan, and Queens.

This Environmental Assessment Statement (EAS) form describes and evaluates the development of a new detention facility (the "proposed development") at the Brooklyn Site at 275 Atlantic Avenue (the "project site") in Brooklyn, Community District 2. The other borough sites are evaluated in separate EAS forms attached to this one.

The proposed development would result in a detention facility with a total of approximately 1,400,000 gsf on the project site. The proposed development would contain approximately 1,000,000 gsf of housing space (approximately 1,510 beds); 370,000 gsf of support and building function space; 30,000 gsf of retail/community facility space; and 277 accessory parking spaces. The maximum zoning height for the purposes of analysis would be approximately 430 feet tall.

To facilitate the overall proposed project, a zoning text amendment is required to create a special permit for borough jail facilities, to modify zoning requirements for bulk including floor area and height and setback, as well as for parking. At this site, the following actions are necessary to facilitate the proposed project: site selection for public facilities; and a special permit to modify regulations pertaining to bulk and parking (as discussed above), together the "proposed actions."

#### Project Location

BOROUGH Brooklyn COMMUNITY DISTRICT(S) 2 STREET ADDRESS 275 Atlantic Avenue

TAX BLOCK(S) AND LOT(S) Block 175, Lot 1 ZIP CODE 11201

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS State Street to the north, Boerum Place to the west, Smith Street to the east, and Atlantic Avenue to the south

|   |  |
|---|--|
| EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY <b>C6-2A;</b><br>Special Downtown Brooklyn District | ZONING SECTIONAL MAP NUMBER <b>16c</b> |
|---|--|

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

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

|  |  |  |
|--|--|--|
| <input type="checkbox"/> CITY MAP AMENDMENT                        | <input type="checkbox"/> ZONING CERTIFICATION      | <input type="checkbox"/> CONCESSION        |
| <input type="checkbox"/> ZONING MAP AMENDMENT                      | <input type="checkbox"/> ZONING AUTHORIZATION      | <input type="checkbox"/> UDAAP             |
| <input checked="" type="checkbox"/> ZONING TEXT AMENDMENT          | <input type="checkbox"/> ACQUISITION—REAL PROPERTY | <input type="checkbox"/> REVOCABLE CONSENT |
| <input checked="" type="checkbox"/> SITE SELECTION—PUBLIC FACILITY | <input type="checkbox"/> DISPOSITION—REAL PROPERTY | <input type="checkbox"/> FRANCHISE         |
| <input type="checkbox"/> HOUSING PLAN & PROJECT                    | <input type="checkbox"/> OTHER, explain:           |  |

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

VARIANCE (use)

VARIANCE (bulk)

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

|   |  |
|---|--|
| <input type="checkbox"/> LEGISLATION                                  | <input type="checkbox"/> FUNDING OF CONSTRUCTION, specify: |
| <input type="checkbox"/> RULEMAKING                                   | <input type="checkbox"/> POLICY OR PLAN, specify:          |
| <input checked="" type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES | <input type="checkbox"/> FUNDING OF PROGRAMS, specify:     |
| <input type="checkbox"/> 384(b)(4) APPROVAL                           | <input type="checkbox"/> PERMITS, specify:                 |
| <input type="checkbox"/> OTHER, explain:                              |  |

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

PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)  LANDMARKS PRESERVATION COMMISSION APPROVAL

OTHER, explain:

**State or Federal Actions/Approvals/Funding:**  YES  NO If "yes," specify:

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

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

SITE LOCATION MAP  ZONING MAP  SANBORN OR OTHER LAND USE MAP

TAX MAP  FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)

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

**Physical Setting** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): **59,900 sf** Waterbody area (sq. ft.) and type:

Roads, buildings, and other paved surfaces (sq. ft.): **59,900 sf** Other, describe (sq. ft.):

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): **1,400,000**

NUMBER OF BUILDINGS: **1** GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): **1,400,000**

HEIGHT OF EACH BUILDING (ft.): **430'** NUMBER OF STORIES OF EACH BUILDING:

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

If "yes," specify: The total square feet owned or controlled by the applicant: **59,900 sf**

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

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

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

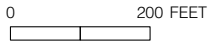
AREA OF TEMPORARY DISTURBANCE: **TBD sq. ft. (width x length)** VOLUME OF DISTURBANCE: **TBD cubic ft. (width x length x depth)**

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

**8. Analysis Year** [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): **2027**

8/13/2018



- Project Site
- Study Area Boundary (400-foot perimeter)



**BOROUGH-BASED NYC JAIL SYSTEM  
BROOKLYN SITE - 275 ATLANTIC AVENUE**

Project Location  
**Figure 1**

8/13/2018

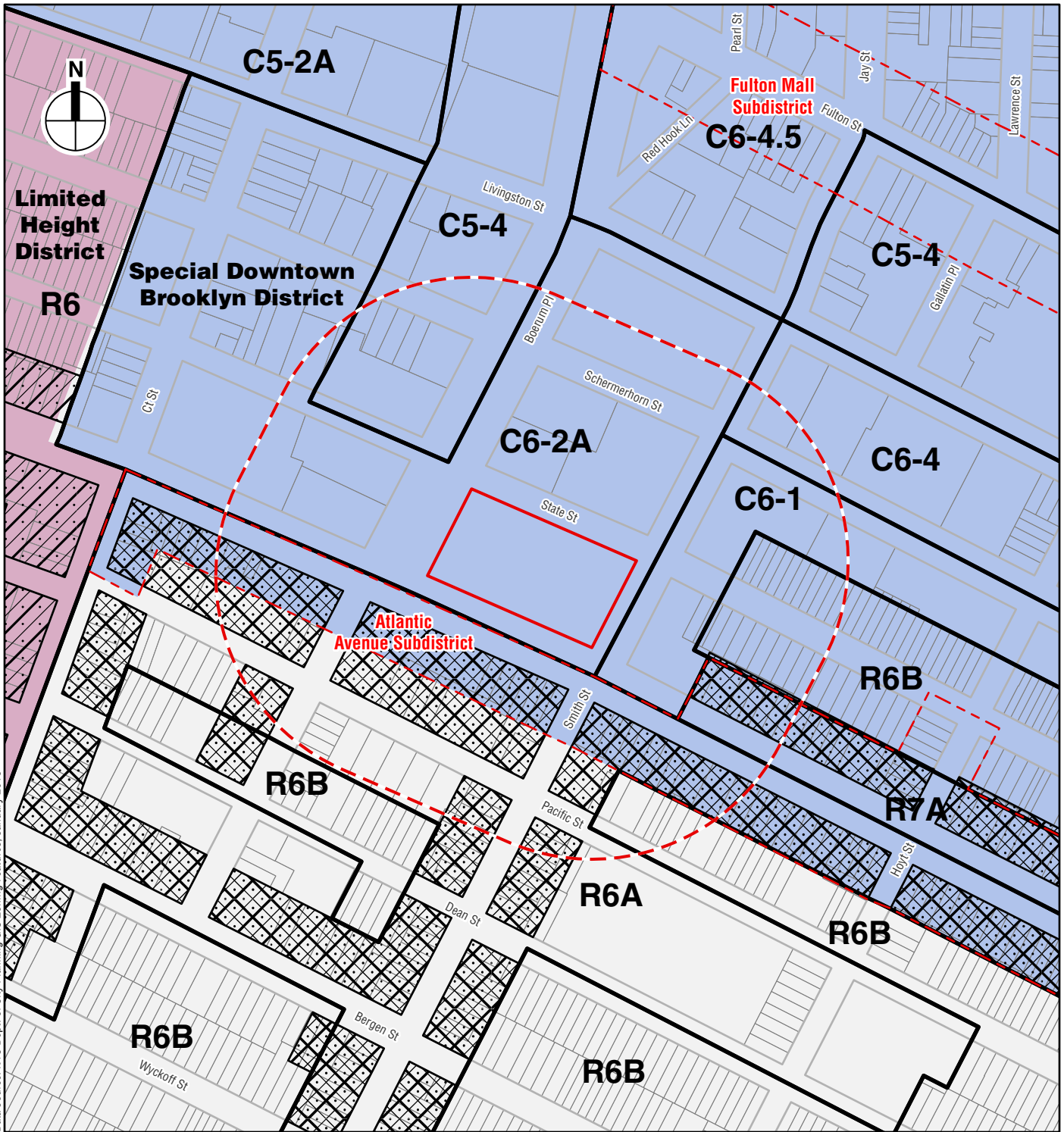
Data source: NYC Dept. of Finance Digital Tax Map, January 30, 2018



- Project Site Boundary
- Study Area Boundary (400-foot perimeter)
- Tax Lot Boundary
- Tax Block Boundary

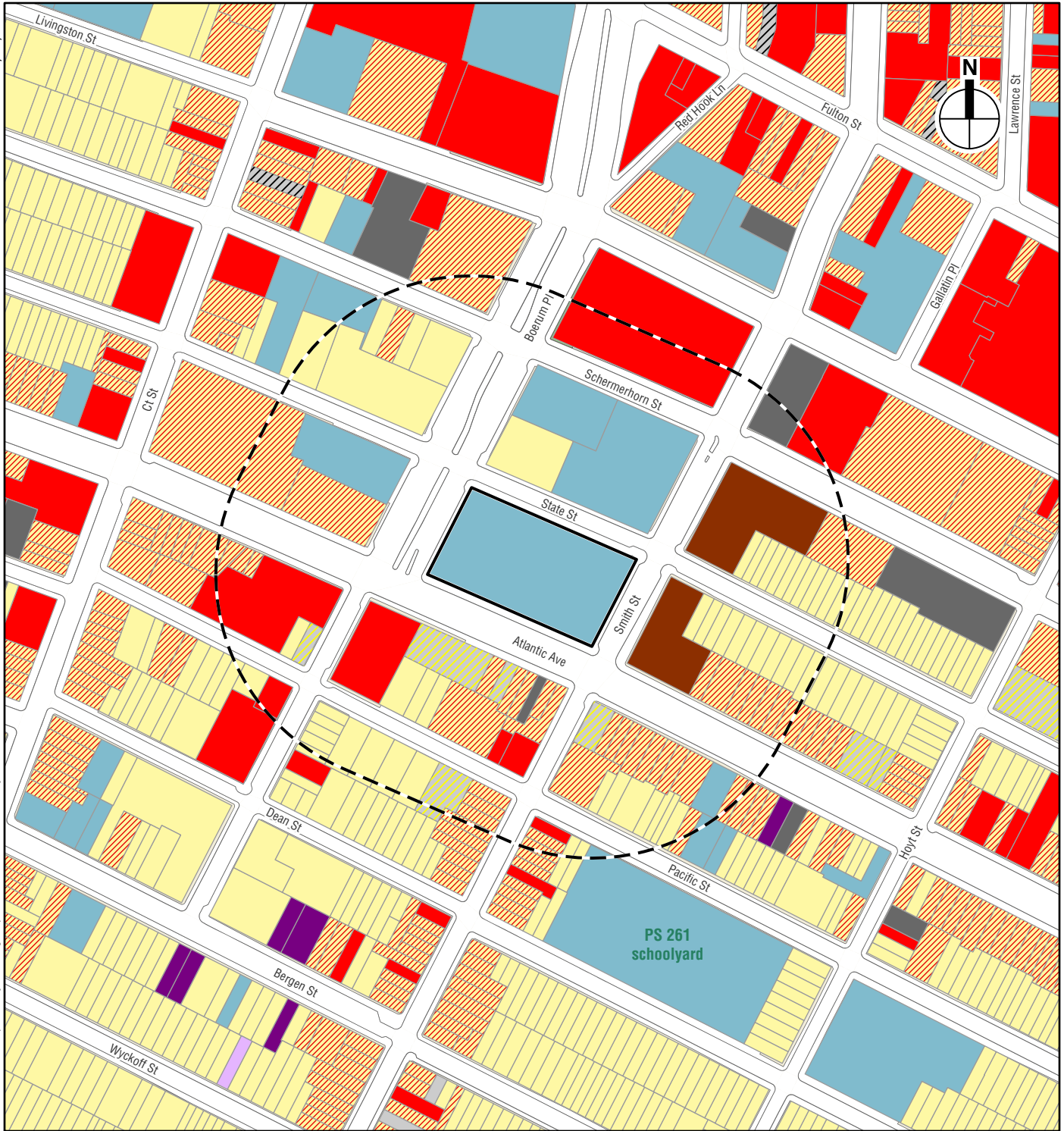
**BOROUGH-BASED NYC JAIL SYSTEM  
BROOKLYN SITE - 275 ATLANTIC AVENUE**

**Tax Map  
Figure 2**



- Project Site Boundary
- Study Area Boundary (400-foot perimeter)
- Zoning District Boundaries
- Limited Height District
- Special Purpose District
- Special Downtown Brooklyn District
- C2-4 Commercial Overlay District
- C2-3 Commercial Overlay District





- Project Site Boundary
- Study Area Boundary (400-foot perimeter)
- Commercial and Office Buildings
- Hotels
- Industrial and Manufacturing
- Parking Facilities
- Public Facilities and Institutions
- Residential
- Residential with Commercial Below
- Transportation and Utility
- Vacant Land
- Vacant Building
- Under Construction

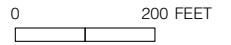
0 200 FEET



- Project Site
- Study Area Boundary (400-foot perimeter)



Photograph View Direction and Reference Number







1



2

**BOROUGH-BASED NYC JAIL SYSTEM  
BROOKLYN SITE - 275 ATLANTIC AVENUE**

**Photographs  
Figure 6a**



3



4



5

**BOROUGH-BASED NYC JAIL SYSTEM  
BROOKLYN SITE - 275 ATLANTIC AVENUE**



6

**Photographs  
Figure 6c**



7

**BOROUGH-BASED NYC JAIL SYSTEM  
BROOKLYN SITE - 275 ATLANTIC AVENUE**



8

**Photographs  
Figure 6d**

|  |  |  |
|--|--|--|
| ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: TBD                                    |  |  |
| WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE?                                  | <input checked="" type="checkbox"/> YES  | <input type="checkbox"/> NO                    |
| IF MULTIPLE PHASES, HOW MANY? TBD  |  |  |
| BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: TBD                               |  |  |
| <b>9. Predominant Land Use in the Vicinity of the Project</b> (check all that apply) |  |  |
| <input checked="" type="checkbox"/> RESIDENTIAL                                      | <input type="checkbox"/> MANUFACTURING   | <input checked="" type="checkbox"/> COMMERCIAL |
| <input type="checkbox"/> PARK/FOREST/OPEN SPACE                                      | <input type="checkbox"/> OTHER, specify: |  |

**DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS**

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

|   | EXISTING CONDITION                      |  | NO-ACTION CONDITION                     |  | WITH-ACTION CONDITION   |  | INCREMENT  |
|---|---|--|---|--|---|--|--|
| <b>LAND USE</b>   |   |  |   |  |   |  |  |
| <b>Residential</b>  | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO |  |
| If "yes," specify the following:  |   |  |   |  |   |  |  |
| Describe type of residential structures   |   |  |   |  |   |  |  |
| No. of dwelling units   |   |  |   |  |   |  |  |
| No. of low- to moderate-income units  |   |  |   |  |   |  |  |
| Gross floor area (sq. ft.)  |   |  |   |  |   |  |  |
| <b>Commercial</b>   | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES                                   | <input type="checkbox"/> NO            |  |
| If "yes," specify the following:  |   |  |   |  |   |  |  |
| Describe type (retail, office, other)   |   |  |   |  | Retail  |  | Retail   |
| Gross floor area (sq. ft.)  |   |  |   |  | 30,000 gsf (if community space is developed as retail)                    |  | +30,000 gsf (if community space is developed as retail)                    |
| <b>Manufacturing/Industrial</b>   | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO |  |
| If "yes," specify the following:  |   |  |   |  |   |  |  |
| Type of use   |   |  |   |  |   |  |  |
| Gross floor area (sq. ft.)  |   |  |   |  |   |  |  |
| Open storage area (sq. ft.)   |   |  |   |  |   |  |  |
| If any unenclosed activities, specify:  |   |  |   |  |   |  |  |
| <b>Community Facility</b>   | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input checked="" type="checkbox"/> YES                                   | <input type="checkbox"/> NO            |  |
| If "yes," specify the following:  |   |  |   |  |   |  |  |
| Type  | Detention Center                        |  | Detention Center                        |  | Detention Center  |  | Detention Center   |
| Gross floor area (sq. ft.)  | 161,765 gsf                             |  | 161,765 gsf                             |  | 1,400,000 gsf (if community space is developed as community facility use) |  | +1,238,235 gsf (if community space is developed as community facility use) |
| <b>Vacant Land</b>  | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO |  |
| If "yes," describe:   |   |  |   |  |   |  |  |
| <b>Publicly Accessible Open Space</b>   | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO |  |
| If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other): |   |  |   |  |   |  |  |
| <b>Other Land Uses</b>  | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO |  |
| If "yes," describe:   |   |  |   |  |   |  |  |
| <b>PARKING</b>  |   |  |   |  |   |  |  |
| <b>Garages</b>  | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES                                   | <input type="checkbox"/> NO            |  |
| If "yes," specify the following:  |   |  |   |  |   |  |  |
| No. of public spaces  |   |  |   |  |   |  |  |
| No. of accessory spaces   |   |  |   |  | 277 spaces  |  | +277 spaces  |
| Operating hours   |   |  |   |  |   |  |  |
| Attended or non-attended  |   |  |   |  |   |  |  |
| <b>Lots</b>   | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO |  |
| If "yes," specify the following:  |   |  |   |  |   |  |  |
| No. of public spaces  |   |  |   |  |   |  |  |
| No. of accessory spaces   |   |  |   |  |   |  |  |
| Operating hours   |   |  |   |  |   |  |  |
| <b>Other (includes street parking)</b>  | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input type="checkbox"/> YES  | <input checked="" type="checkbox"/> NO |  |
| If "yes," describe:   | 10 spaces                               |  | 10 spaces                               |  | 0   |  | -10 spaces   |

|   | EXISTING<br>CONDITION   | NO-ACTION<br>CONDITION  | WITH-ACTION<br>CONDITION  | INCREMENT  |
|---|---|---|---|--|
| <b>POPULATION</b>   |   |   |   |  |
| <b>Residents</b>  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |  |
| If "yes," specify number:   |   |   |   |  |
| Briefly explain how the number of residents was calculated:   |   |   |   |  |
| <b>Businesses</b>   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |  |
| If "yes," specify the following:  |   |   |   |  |
| No. and type  | Detention Center  | Detention Center  | Detention Center  |  |
| No. and type of workers by business   | Workers: 115  | Workers: 115  | Workers: 290  | +175 Detention Workers                           |
| No. and type of non-residents who are not workers   | People in detention: 815  | People in detention: 815  | People in detention: +/- 1510<br>Retail Workers: 90                 | +/-695 People in detention<br>+90 Retail Workers |
| Briefly explain how the number of businesses was calculated:  | Existing Workers was taken from the official worker counts at the Brooklyn Detention Center, which includes approximately 1500 staff with approximately 115 on site for the peak shift.<br>In the With Action condition, DOC anticipates 1100 uniformed staff per Deterntion Facility, spread across 3 shifts, with a peak shift of approximately 290 staff on site.<br>Retail workers were calculated at a rate of 3 workers per 1,000 sf. |   |   |  |
| <b>Other</b> (students, visitors, concert-goers, etc.)  | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |  |
| If any, specify type and number:  | Daily Visitors: 136   | Daily Visitors: 136   | Daily Visitors: 250   | +114 Daily Visitors                              |
| Briefly explain how the number was calculated:  | Daily visitors was calculated based on the ratio of average daily visitors to beds at the existing Brooklyn Detention Complex.  |   |   |  |
| <b>ZONING</b>   |   |   |   |  |
| Zoning classification   | C6-2A   | C6-2A   | C6-2A   | C6-2A  |
| Maximum amount of floor area that can be developed  | 6.0 Commercial FAR  | 6.0 Commercial FAR  | TBD Pending Special Permit  | TBD Pending Special Permit                       |
| Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project   | Residential and Commerical  | Residential and Commerical  | Residential and Commerical  | N/A  |
| Attach any additional information that may be needed to describe the project.   |   |   |   |  |
| If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site. |   |   |   |  |

**Part II: TECHNICAL ANALYSIS**

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

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


|  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| <b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>   |                                     |                                     |
| (a) Would the proposed project result in a change in land use different from surrounding land uses?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) Would the proposed project result in a change in zoning different from surrounding zoning?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) Is there the potential to affect an applicable public policy?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach. See Draft Scope   |                                     |                                     |
| (e) Is the project a large, publicly sponsored project?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If “yes,” complete a PlaNYC assessment and attach. See Draft Scope   |                                     |                                     |
| (f) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If “yes,” complete the <a href="#">Consistency Assessment Form</a> .   |                                     |                                     |
| <b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>  |                                     |                                     |
| (a) Would the proposed project:  |                                     |                                     |
| o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.   |                                     |                                     |
| o Directly displace 500 or more residents?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.  |                                     |                                     |
| o Directly displace more than 100 employees?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.   |                                     |                                     |
| o Affect conditions in a specific industry?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ▪ If “yes,” answer question 2(b)(v) below.   |                                     |                                     |
| (b) If “yes” to any of the above, attach supporting information to answer the relevant questions below.<br>If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered. |                                     |                                     |
| <b>i. Direct Residential Displacement</b>  |                                     |                                     |
| o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>ii. Indirect Residential Displacement</b>   |                                     |                                     |
| o Would expected average incomes of the new population exceed the average incomes of study area populations?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If “yes:”  |                                     |                                     |
| ▪ Would the population of the primary study area increase by more than 10 percent?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| ▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>iii. Direct Business Displacement</b>   |                                     |                                     |
| o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?                               | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,  | <input type="checkbox"/>            | <input type="checkbox"/>            |



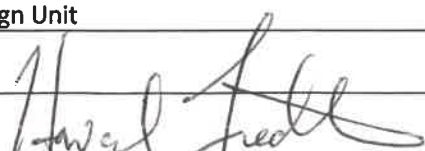
|  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| enhance, or otherwise protect it?  |                                     |                                     |
| <b>iv. Indirect Business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

|  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| percent?   |                                     |                                     |
| <ul style="list-style-type: none"> <li>o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered?<br/>Please specify:</li> </ul>   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>   |                                     |                                     |
| (a) Would the proposed project result in a net height increase of any structure of 50 feet or more?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See Draft Scope  |                                     |                                     |
| <b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>   |                                     |                                     |
| (a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the <a href="#">GIS System for Archaeology and National Register</a> to confirm) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. To be determined as part of the EIS analysis - See Draft Scope   |                                     |                                     |
| <b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>  |                                     |                                     |
| (a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) If "yes" to either of the above, please provide the information requested in <a href="#">Chapter 10</a> . To be determined as part of the EIS analysis - See Draft Scope   |                                     |                                     |
| <b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>  |                                     |                                     |
| (a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.   |                                     |                                     |
| (b) Is any part of the directly affected area within the <a href="#">Jamaica Bay Watershed</a> ?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If "yes," complete the <a href="#">Jamaica Bay Watershed Form</a> and submit according to its <a href="#">instructions</a> .   |                                     |                                     |
| <b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>  |                                     |                                     |
| (a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (h) Has a Phase I Environmental Site Assessment been performed for the site?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: Underground and aboveground petroleum tanks, potential groundwater contamination (nearby gas stations)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (i) Based on the Phase I Assessment, is a Phase II Investigation needed? To be determined as part of the EIS analysis - See Draft Scope  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>  |                                     |                                     |
| (a) Would the project result in water demand of more than one million gallons per day?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

|  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| (b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) If the proposed project located in a <a href="#">separately sewer area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (e) If the project is located within the <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (f) Would the proposed project be located in an area that is partially sewerd or currently unsewerd?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See Draft Scope  |                                     |                                     |
| <b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>   |                                     |                                     |
| (a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): 30,380   |                                     |                                     |
| o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>  |                                     |                                     |
| (a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 357,469,000   |                                     |                                     |
| (b) Would the proposed project affect the transmission or generation of energy?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>  |                                     |                                     |
| (a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:  |                                     |                                     |
| o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection?<br><i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of <a href="#">Chapter 16</a> for more information.</i>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o Would the proposed project result in more than 200 pedestrian trips per project peak hour?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>   |                                     |                                     |
| (a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed) See Draft Scope   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (c) Does the proposed project involve multiple buildings on the project site?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Draft Scope  |                                     |                                     |
| <b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>  |                                     |                                     |
| (a) Is the proposed project a city capital project or a power generation plant?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project fundamentally change the City's solid waste management system?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) Would the proposed project result in the development of 350,000 square feet or more?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

|   | YES  | NO                                  |
|---|--|-------------------------------------|
| (d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <a href="#">Chapter 18</a> ?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a> ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. To be determined as part of the EIS analysis - See Draft Scope  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| <b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>  |  |                                     |
| (a) Would the proposed project generate or reroute vehicular traffic?   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| (b) Would the proposed project introduce new or additional receptors (see Section 124 in <a href="#">Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| (c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| (d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?   | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| (e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Draft Scope   |  |                                     |
| <b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>  |  |                                     |
| (a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| (b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary. To be determined as part of the EIS analysis - See Draft Scope  |  |                                     |
| <b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>   |  |                                     |
| (a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| (b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary. To be determined as part of the EIS analysis - See Draft Scope  |  |                                     |
| <b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>   |  |                                     |
| (a) Would the project's construction activities involve:  |  |                                     |
| o Construction activities lasting longer than two years?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| o The operation of several pieces of diesel equipment in a single location at peak construction?  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| o Closure of a community facility or disruption in its services?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| o Activities within 400 feet of a historic or cultural resource?  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| o Disturbance of a site containing or adjacent to a site containing natural resources?  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?   | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| (b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <a href="#">Chapter 22</a> , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. To be determined as part of the EIS analysis - See Draft Scope     |  |                                     |
| <b>20. APPLICANT'S CERTIFICATION</b>  |  |                                     |
| I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records. |  |                                     |
| Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.   |  |                                     |
| APPLICANT/REPRESENTATIVE NAME<br>Linh Do, AKRF, Inc.  | SIGNATURE<br> | DATE<br>August 14, 2018             |

*PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.*

| Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)   |   |                                     |
|--|---|-------------------------------------|
| <b>INSTRUCTIONS:</b> In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.   |   |                                     |
| <b>1.</b> For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.   | <b>Potentially Significant Adverse Impact</b>                                       |                                     |
|  | <b>YES</b>  | <b>NO</b>                           |
| <b>IMPACT CATEGORY</b>   |   |                                     |
| Land Use, Zoning, and Public Policy  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Socioeconomic Conditions   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Community Facilities and Services  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Open Space   | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Shadows  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Historic and Cultural Resources  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Urban Design/Visual Resources  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Natural Resources  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Hazardous Materials  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Water and Sewer Infrastructure   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Solid Waste and Sanitation Services  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Energy   | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Transportation   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Air Quality  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Greenhouse Gas Emissions   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Noise  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Public Health  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Neighborhood Character   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Construction   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| <b>2.</b> Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?<br><br>If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.   | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| <b>3. Check determination to be issued by the lead agency:</b><br><br><input checked="" type="checkbox"/> <b>Positive Declaration:</b> If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).<br><br><input type="checkbox"/> <b>Conditional Negative Declaration:</b> A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.<br><br><input type="checkbox"/> <b>Negative Declaration:</b> If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see <a href="#">template</a> ) or using the embedded Negative Declaration on the next page. |   |                                     |
| <b>4. LEAD AGENCY'S CERTIFICATION</b>  |   |                                     |
| TITLE  | LEAD AGENCY   |                                     |
| Director of Design Unit  | New York City Department of Correction  |                                     |
| NAME   | DATE  |                                     |
| Howard Fiedler   | August 14, 2018   |                                     |
| SIGNATURE  |  |                                     |

**Manhattan Site—80 Centre Street**  
**New York City Borough-Based Jail System EAS**

**CEQR No.: 18DOC001Y**

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## City Environmental Quality Review

### ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

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

#### Part I: GENERAL INFORMATION

**PROJECT NAME** Borough-Based Jail System (Manhattan Site - 80 Centre Street)

#### 1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)  
18DOC001Y

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)  
Pending

OTHER REFERENCE NUMBER(S) (if applicable)  
(e.g., legislative intro, CAPA)

#### 2a. Lead Agency Information

NAME OF LEAD AGENCY  
New York City Department of Correction

NAME OF LEAD AGENCY CONTACT PERSON  
Howard Fiedler

ADDRESS 75-20 Astoria Boulevard

CITY East Elmhurst STATE NY ZIP 11370

TELEPHONE 718-546-0700 EMAIL  
Howard.Fiedler@doc.nyc.gov

#### 2b. Applicant Information

NAME OF APPLICANT  
New York City Department of Correction

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON  
Howard Fiedler

ADDRESS 75-20 Astoria Boulevard

CITY East Elmhurst STATE NY ZIP 11370

TELEPHONE 718-546-0700 EMAIL  
Howard.Fiedler@doc.nyc.gov

#### 3. Action Classification and Type

##### SEQRA Classification

UNLISTED  TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(6)(v): in a city, town or village having a population of more than 150,000 persons, a facility with more than 240,000 square feet of gross floor area

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

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

#### 4. Project Description

The City of New York, through the New York City Department of Correction (DOC), is proposing to implement a borough-based jail system (the "proposed project") as part of the City's continued commitment to create a modern, humane and safe justice system. The proposed project would develop four new detention facilities to house individuals who are in the City's correctional custody with one located in each of the Bronx, Brooklyn, Manhattan, and Queens.

This Environmental Assessment Statement (EAS) form describes and evaluates the development of a new detention facility (the "proposed development") at the Manhattan Site at 80 Centre Street (the "project site") in Manhattan, Community District 1. The other borough sites are evaluated in separate EAS forms attached to this one.

The proposed development would result in a detention facility with a total of approximately 1,560,000 gsf on the project site. The proposed development would contain approximately 965,000 gsf of housing space (approximately 1,510 beds); 415,000 gsf of support and building function space; 20,000 gsf of community facility space; 160,000 gsf of possible court/court-related facilities and 125 accessory parking spaces. The maximum zoning height for the purposes of analysis would be approximately 432.5 feet tall.

To facilitate the overall proposed project, a zoning text amendment is required to create a special permit for borough jail facilities, to modify zoning requirements for bulk including floor area and height and setback, as well as for parking. At this site, the following actions are necessary to facilitate the proposed project: site selection for public facilities; special permit to modify regulations pertaining to bulk and parking (as discussed above); and a city map change to demap Hogan Place between Centre Street and Baxter Street, together the "proposed actions."

#### Project Location

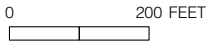
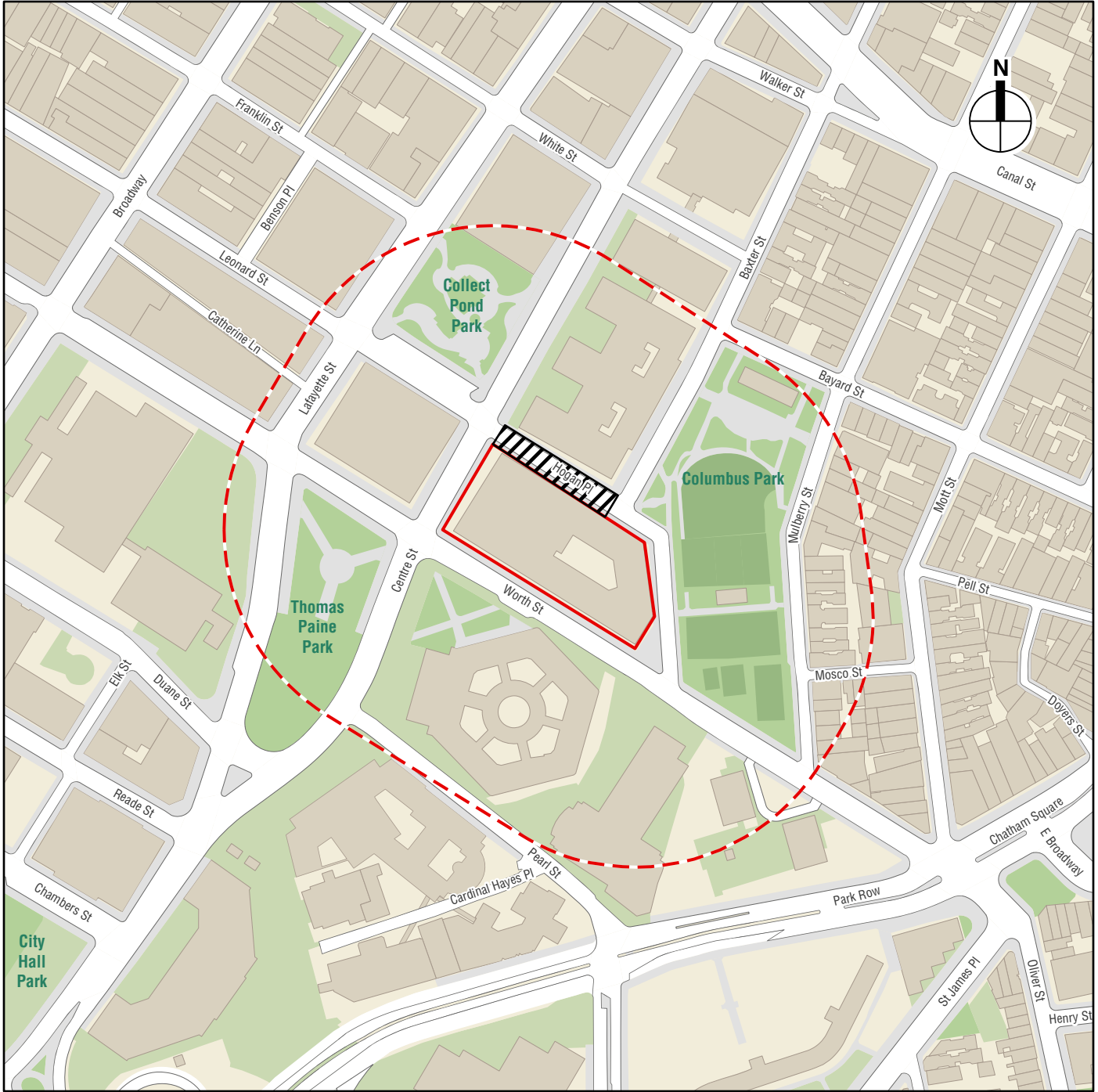
BOROUGH Manhattan COMMUNITY DISTRICT(S) 1 STREET ADDRESS 80 Centre Street

TAX BLOCK(S) AND LOT(S) Block 166, Lot 27 ZIP CODE 10013

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Hogan Place to the north, Centre Street to the west, Baxter Street to the



|  |  |
|--|--|
| east, and Worth Street to the south  |  |
| EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY <b>C6-4</b>  | ZONING SECTIONAL MAP NUMBER <b>12b</b> |
| <b>5. Required Actions or Approvals</b> (check all that apply)   |  |
| <b>City Planning Commission:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP)<br><input checked="" type="checkbox"/> CITY MAP AMENDMENT <input type="checkbox"/> ZONING CERTIFICATION <input type="checkbox"/> CONCESSION<br><input type="checkbox"/> ZONING MAP AMENDMENT <input type="checkbox"/> ZONING AUTHORIZATION <input type="checkbox"/> UDAAP<br><input checked="" type="checkbox"/> ZONING TEXT AMENDMENT <input type="checkbox"/> ACQUISITION—REAL PROPERTY <input type="checkbox"/> REVOCABLE CONSENT<br><input checked="" type="checkbox"/> SITE SELECTION—PUBLIC FACILITY <input type="checkbox"/> DISPOSITION—REAL PROPERTY <input type="checkbox"/> FRANCHISE<br><input type="checkbox"/> HOUSING PLAN & PROJECT <input type="checkbox"/> OTHER, explain:<br><input checked="" type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:<br>SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION                      |  |
| <b>Board of Standards and Appeals:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br><input type="checkbox"/> VARIANCE (use)<br><input type="checkbox"/> VARIANCE (bulk)<br><input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:<br>SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION   |  |
| <b>Department of Environmental Protection:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:  |  |
| <b>Other City Approvals Subject to CEQR</b> (check all that apply)<br><input type="checkbox"/> LEGISLATION <input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:<br><input type="checkbox"/> RULEMAKING <input type="checkbox"/> POLICY OR PLAN, specify:<br><input checked="" type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES <input type="checkbox"/> FUNDING OF PROGRAMS, specify:<br><input type="checkbox"/> 384(b)(4) APPROVAL <input type="checkbox"/> PERMITS, specify:<br><input type="checkbox"/> OTHER, explain:   |  |
| <b>Other City Approvals Not Subject to CEQR</b> (check all that apply)<br><input checked="" type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL<br><input type="checkbox"/> OTHER, explain:   |  |
| <b>State or Federal Actions/Approvals/Funding:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:  |  |
| <b>6. Site Description:</b> <i>The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.</i><br><b>Graphics:</b> <i>The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.</i><br><input checked="" type="checkbox"/> SITE LOCATION MAP <input checked="" type="checkbox"/> ZONING MAP <input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP<br><input checked="" type="checkbox"/> TAX MAP <input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)<br><input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP |  |
| <b>Physical Setting</b> (both developed and undeveloped areas)<br>Total directly affected area (sq. ft.): <b>71,104 sf</b> Waterbody area (sq. ft.) and type:<br>Roads, buildings, and other paved surfaces (sq. ft.): <b>71,104 sf</b> Other, describe (sq. ft.):   |  |
| <b>7. Physical Dimensions and Scale of Project</b> (if the project affects multiple sites, provide the total development facilitated by the action)<br>SIZE OF PROJECT TO BE DEVELOPED (gross square feet): <b>1,560,000</b><br>NUMBER OF BUILDINGS: <b>1</b> GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): <b>1,560,000</b><br>HEIGHT OF EACH BUILDING (ft.): <b>432.5'</b> NUMBER OF STORIES OF EACH BUILDING:  |  |
| Does the proposed project involve changes in zoning on one or more sites? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO<br>If "yes," specify: The total square feet owned or controlled by the applicant: <b>71,104 sf</b><br>The total square feet not owned or controlled by the applicant:  |  |
| Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO<br>If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):<br>AREA OF TEMPORARY DISTURBANCE: <b>TBD sq. ft. (width x length)</b> VOLUME OF DISTURBANCE: <b>TBD cubic ft. (width x length x depth)</b><br>AREA OF PERMANENT DISTURBANCE: <b>TBD sq. ft. (width x length)</b>   |  |
| <b>8. Analysis Year</b> <a href="#">CEQR Technical Manual Chapter 2</a>  |  |
| ANTICIPATED BUILD YEAR (date the project would be completed and operational): <b>2027</b>  |  |

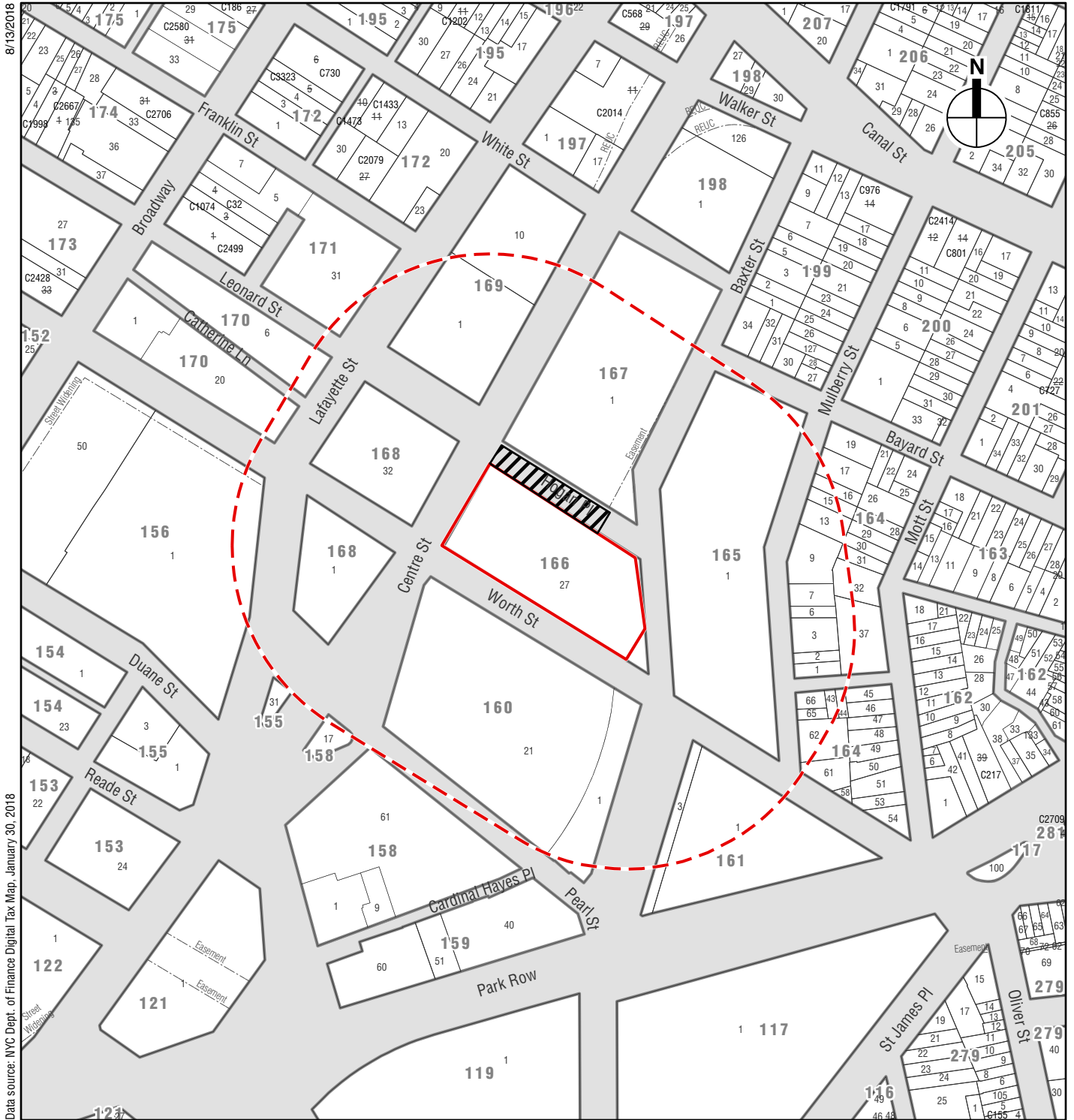


- Project Site
- Study Area Boundary (400-foot perimeter)
- Proposed Demapped Area



**BOROUGH-BASED NYC JAIL SYSTEM  
MANHATTAN SITE - 80 CENTRE STREET**

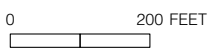
Project Location  
**Figure 1**



8/13/2018  
Data source: NYC Dept. of Finance Digital Tax Map, January 30, 2018



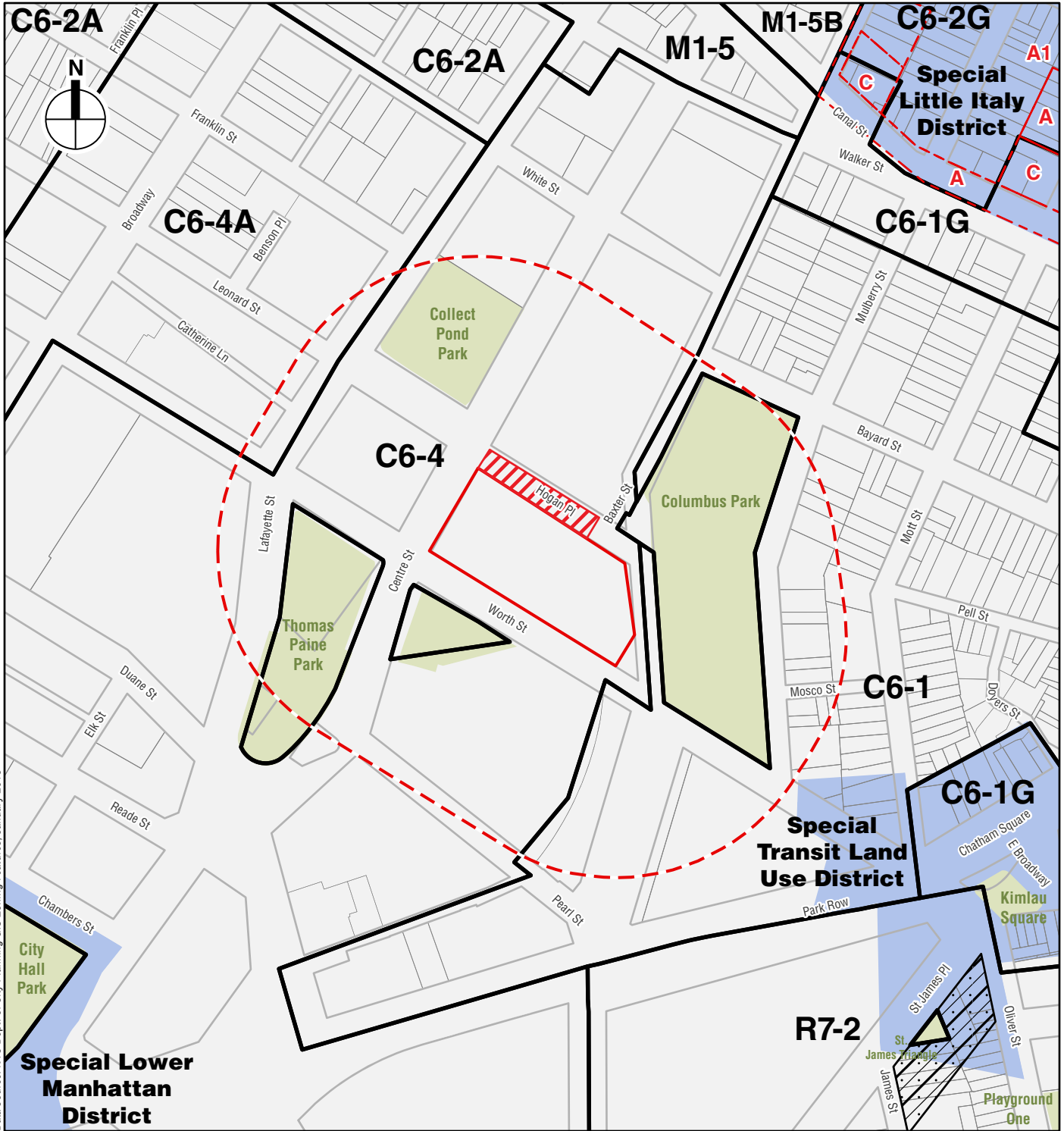
- Project Site Boundary
- Study Area Boundary (400-foot perimeter)
- Proposed Demapped Area
- Tax Lot Boundary
- Tax Block Boundary



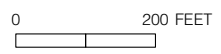
**BOROUGH-BASED NYC JAIL SYSTEM  
MANHATTAN SITE - 80 CENTRE STREET**

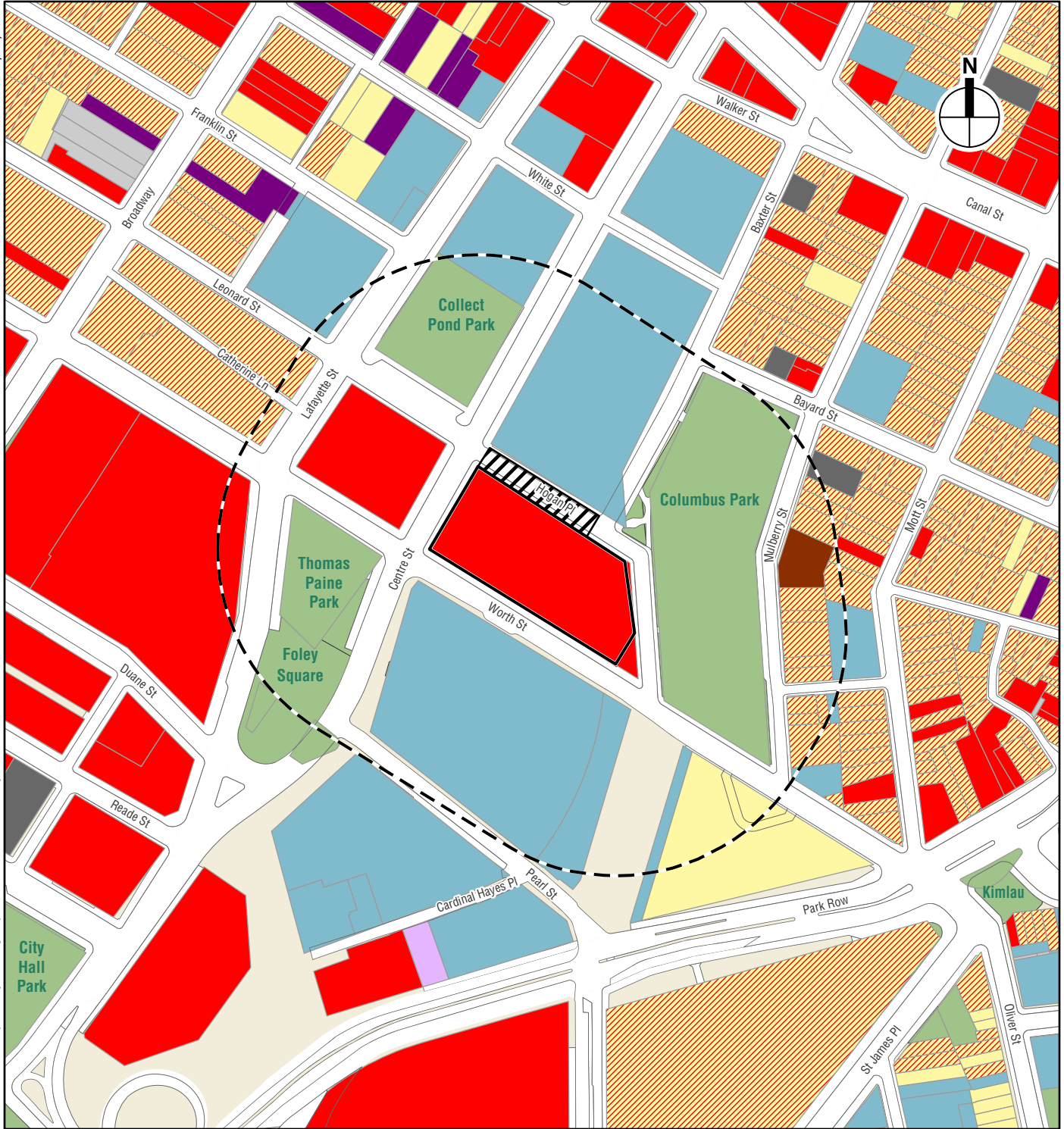
**Tax Map  
Figure 2**

8/13/2018  
Data source: NYC Dept. of City Planning GIS Zoning Features - January 2018



- Project Site Boundary
- Study Area Boundary (400-foot perimeter)
- Proposed Demapped Area
- Zoning District Boundaries
- Special Purpose District
- Special Purpose Sub-Districts
- C2-3 Commercial Overlay District



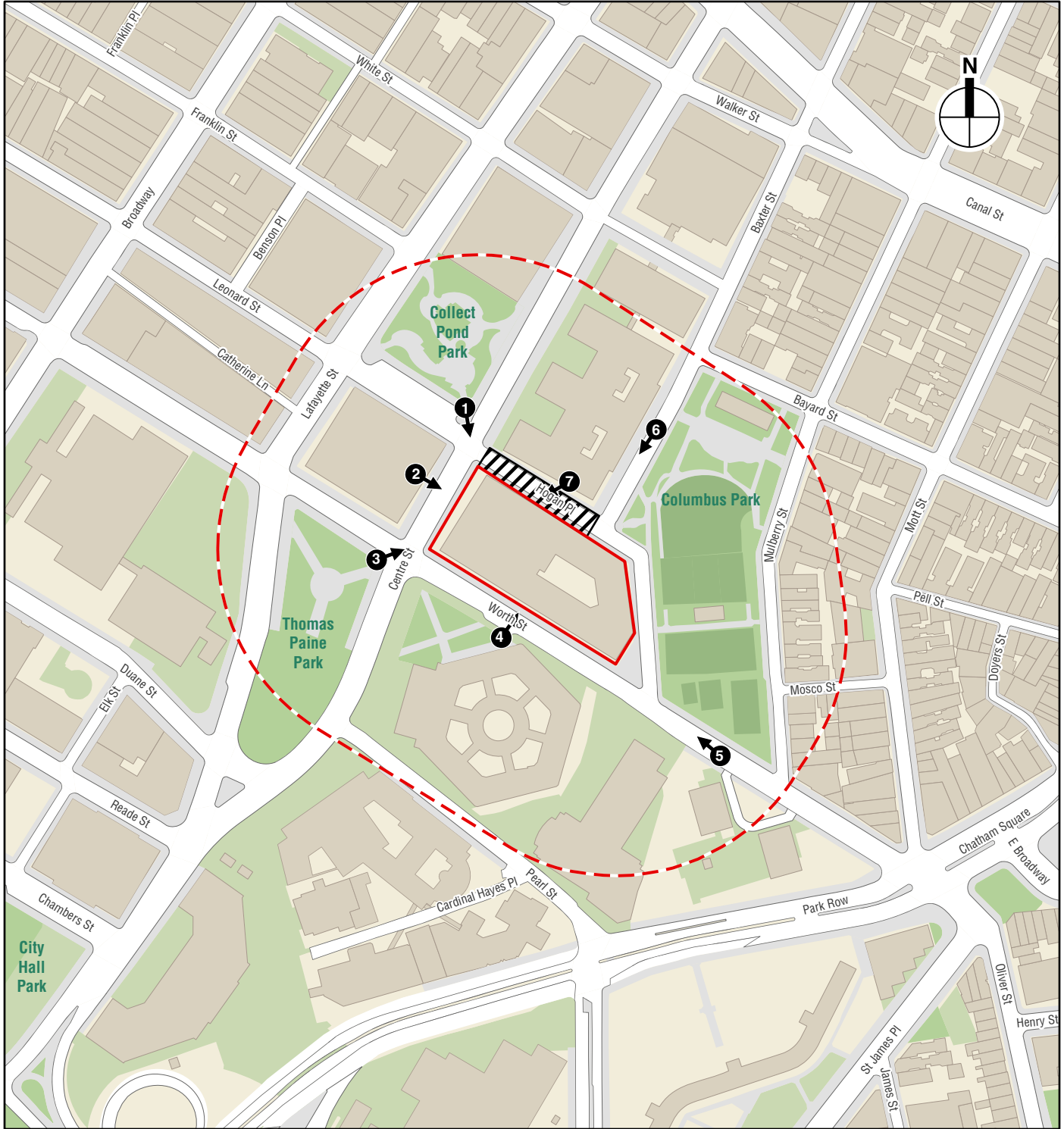




- Project Site Boundary
- Study Area Boundary (400-foot perimeter)
- Proposed Demapped Area
- Commercial and Office Buildings
- Hotels
- Industrial and Manufacturing
- Open Space and Outdoor Recreation
- Public Facilities and Institutions
- Residential
- Residential with Commercial Below
- Transportation and Utility
- Vacant Land

0 200 FEET

**BOROUGH-BASED NYC JAIL SYSTEM  
MANHATTAN SITE - 80 CENTRE STREET**

Existing Land Use  
**Figure 4**

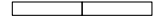


-  Project Site
-  Study Area Boundary (400-foot perimeter)
-  Proposed Demapped Area



Photograph View Direction and Reference Number

0 200 FEET





1



2



3



4





5



6



7

|  |   |  |  |  |
|--|---|--|--|--|
| ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: TBD                                    |   |  |  |  |
| WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE?                                  | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO                    | IF MULTIPLE PHASES, HOW MANY? TBD                          |  |
| BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: TBD                               |   |  |  |  |
| <b>9. Predominant Land Use in the Vicinity of the Project</b> (check all that apply) |   |  |  |  |
| <input checked="" type="checkbox"/> RESIDENTIAL                                      | <input type="checkbox"/> MANUFACTURING  | <input checked="" type="checkbox"/> COMMERCIAL | <input checked="" type="checkbox"/> PARK/FOREST/OPEN SPACE | <input type="checkbox"/> OTHER, specify: |

**DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS**

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

|   | EXISTING CONDITION                      |  | NO-ACTION CONDITION                     |  | WITH-ACTION CONDITION                   |  | INCREMENT              |
|---|---|--|---|--|---|--|------------------------|
| <b>LAND USE</b>   |   |  |   |  |   |  |                        |
| <b>Residential</b>  | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |                        |
| If "yes," specify the following:  |   |  |   |  |   |  |                        |
| Describe type of residential structures   |   |  |   |  |   |  |                        |
| No. of dwelling units   |   |  |   |  |   |  |                        |
| No. of low- to moderate-income units  |   |  |   |  |   |  |                        |
| Gross floor area (sq. ft.)  |   |  |   |  |   |  |                        |
| <b>Commercial</b>   | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |                        |
| If "yes," specify the following:  |   |  |   |  |   |  |                        |
| Describe type (retail, office, other)   |   |  |   |  |   |  |                        |
| Gross floor area (sq. ft.)  |   |  |   |  |   |  |                        |
| <b>Manufacturing/Industrial</b>   | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |                        |
| If "yes," specify the following:  |   |  |   |  |   |  |                        |
| Type of use   |   |  |   |  |   |  |                        |
| Gross floor area (sq. ft.)  |   |  |   |  |   |  |                        |
| Open storage area (sq. ft.)   |   |  |   |  |   |  |                        |
| If any unenclosed activities, specify:  |   |  |   |  |   |  |                        |
| <b>Community Facility</b>   | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |                        |
| If "yes," specify the following:  |   |  |   |  |   |  |                        |
| Type  | Court Facility                          |  | Court Facility                          |  | Court/Detention Center                  |  | Court/Detention Center |
| Gross floor area (sq. ft.)  | 640,000 gsf                             |  | 640,000 gsf                             |  | 1,560,000 gsf                           |  | +920,000 gsf           |
| <b>Vacant Land</b>  | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |                        |
| If "yes," describe:   |   |  |   |  |   |  |                        |
| <b>Publicly Accessible Open Space</b>   | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |                        |
| If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other): |   |  |   |  |   |  |                        |
| <b>Other Land Uses</b>  | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |                        |
| If "yes," describe:   |   |  |   |  |   |  |                        |
| <b>PARKING</b>  |   |  |   |  |   |  |                        |
| <b>Garages</b>  | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO            |                        |
| If "yes," specify the following:  |   |  |   |  |   |  |                        |
| No. of public spaces  |   |  |   |  |   |  |                        |
| No. of accessory spaces   |   |  |   |  | 125 spaces                              |  | +125 spaces            |
| Operating hours   |   |  |   |  |   |  |                        |
| Attended or non-attended  |   |  |   |  |   |  |                        |
| <b>Lots</b>   | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |                        |
| If "yes," specify the following:  |   |  |   |  |   |  |                        |
| No. of public spaces  |   |  |   |  |   |  |                        |
| No. of accessory spaces   |   |  |   |  |   |  |                        |
| Operating hours   |   |  |   |  |   |  |                        |
| <b>Other</b> (includes street parking)  | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |                        |
| If "yes," describe:   |   |  |   |  |   |  |                        |
| <b>POPULATION</b>   |   |  |   |  |   |  |                        |
| <b>Residents</b>  | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES            | <input checked="" type="checkbox"/> NO |                        |
| If "yes," specify number:   |   |  |   |  |   |  |                        |
| Briefly explain how the number of residents was calculated:   |   |  |   |  |   |  |                        |

|   | EXISTING<br>CONDITION   | NO-ACTION<br>CONDITION  | WITH-ACTION<br>CONDITION  | INCREMENT   |
|---|---|---|---|---|
| <b>Businesses</b>   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                     |   |
| If "yes," specify the following:  |   |   |   |   |
| No. and type  | Court Facility  | Court Facility  | Detention Center with Court Facilities  |   |
| No. and type of workers by business   | Court Facility Workers: 2,560   | Court Facility Workers: 2,560                                       | Detention Workers: 290<br>Court Facility Workers: 660<br>Community Facility Workers: 20 | +290 Detention Workers<br>-1,900 Court Facility Workers<br>+20 Community Facility Workers |
| No. and type of non-residents who are not workers   |   |   | People in detention: +/- 1510   | +/-1510 People in detention   |
| Briefly explain how the number of businesses was calculated:  | Existing Court Facility workers were calculated at a rate of 4 workers per 1,000 sf. With Action Court Facility workers were calculated at a rate at a rate of 4 workers per 1,000 sf, the addition of approximately 30 judges, attorneys, and other court staff, and 30 other DOC staff. In the With Action condition, DOC anticipates 1100 uniformed staff per Detention Facility, spread across 3 shifts, with a peak shift of approximately 290 staff on site. Community Facility workers were calculated at a rate of 1 worker per 1,000 sf. |   |   |   |
| <b>Other</b> (students, visitors, concert-goers, etc.)  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                     |   |
| If any, specify type and number:  |   |   | Daily Visitors: 264<br>Court Facility Visitors: 175                                     | +264 Daily Visitors;<br>+175 Court Facility Visitors                                      |
| Briefly explain how the number was calculated:  | Daily visitors was estimated based on the ratio of average daily visitors to beds at the existing Manhattan Detention Complex.<br>Court visitors estimated based on information provided by Mayor's Office of Criminal Justice (MOCJ).  |   |   |   |
| <b>ZONING</b>   |   |   |   |   |
| Zoning classification   | C6-4  | C6-4  | C6-4  | C6-4  |
| Maximum amount of floor area that can be developed  | 10.0 Commercial FAR   | 10.0 Commercial FAR   | TBD Pending Special Permit  | TBD Pending Special Permit  |
| Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project   | Residential, Commercial, and Open Space   | Residential, Commercial, and Open Space                             | Residential, Commercial, and Open Space   | N/A   |
| Attach any additional information that may be needed to describe the project.   |   |   |   |   |
| If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site. |   |   |   |   |

**Part II: TECHNICAL ANALYSIS**

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

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


|  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| <b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>   |                                     |                                     |
| (a) Would the proposed project result in a change in land use different from surrounding land uses?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project result in a change in zoning different from surrounding zoning?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) Is there the potential to affect an applicable public policy?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach. See Draft Scope   |                                     |                                     |
| (e) Is the project a large, publicly sponsored project?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If “yes,” complete a PlaNYC assessment and attach. See Draft Scope   |                                     |                                     |
| (f) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If “yes,” complete the <a href="#">Consistency Assessment Form</a> . See Draft Scope   |                                     |                                     |
| <b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>  |                                     |                                     |
| (a) Would the proposed project:  |                                     |                                     |
| o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.   |                                     |                                     |
| o Directly displace 500 or more residents?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.  |                                     |                                     |
| o Directly displace more than 100 employees?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.   |                                     |                                     |
| o Affect conditions in a specific industry?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ▪ If “yes,” answer question 2(b)(v) below.   |                                     |                                     |
| (b) If “yes” to any of the above, attach supporting information to answer the relevant questions below.<br>If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered. |                                     |                                     |
| <b>i. Direct Residential Displacement</b>  |                                     |                                     |
| o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>ii. Indirect Residential Displacement</b>   |                                     |                                     |
| o Would expected average incomes of the new population exceed the average incomes of study area populations?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If “yes:”  |                                     |                                     |
| ▪ Would the population of the primary study area increase by more than 10 percent?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| ▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>iii. Direct Business Displacement</b>   |                                     |                                     |
| o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?                               | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,  | <input type="checkbox"/>            | <input type="checkbox"/>            |

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

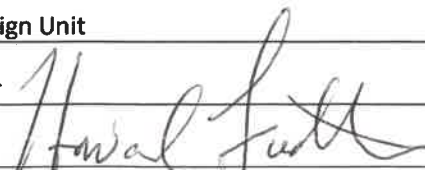
|  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| percent?   |                                     |                                     |
| <ul style="list-style-type: none"> <li>o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered?<br/>Please specify: To be determined as part of the EIS analysis - See Draft Scope</li> </ul>  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>   |                                     |                                     |
| (a) Would the proposed project result in a net height increase of any structure of 50 feet or more?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See Draft Scope  |                                     |                                     |
| <b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>   |                                     |                                     |
| (a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the <a href="#">GIS System for Archaeology and National Register</a> to confirm) | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. To be determined as part of the EIS analysis - See Draft Scope   |                                     |                                     |
| <b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>  |                                     |                                     |
| (a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) If "yes" to either of the above, please provide the information requested in <a href="#">Chapter 10</a> . To be determined as part of the EIS analysis - See Draft Scope   |                                     |                                     |
| <b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>  |                                     |                                     |
| (a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.   |                                     |                                     |
| (b) Is any part of the directly affected area within the <a href="#">Jamaica Bay Watershed</a> ?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If "yes," complete the <a href="#">Jamaica Bay Watershed Form</a> and submit according to its <a href="#">instructions</a> .   |                                     |                                     |
| <b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>  |                                     |                                     |
| (a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (h) Has a Phase I Environmental Site Assessment been performed for the site?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: TBD  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (i) Based on the Phase I Assessment, is a Phase II Investigation needed? To be determined as part of the EIS analysis - See Draft Scope  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>  |                                     |                                     |
| (a) Would the project result in water demand of more than one million gallons per day?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |



|  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?   |                                     |                                     |
| (c) If the proposed project located in a <a href="#">separately sewerred area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (e) If the project is located within the <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (f) Would the proposed project be located in an area that is partially sewerred or currently unsewerred?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See Draft Scope  |                                     |                                     |
| <b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>   |                                     |                                     |
| (a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): 31,980   |                                     |                                     |
| o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>  |                                     |                                     |
| (a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 391,092,000   |                                     |                                     |
| (b) Would the proposed project affect the transmission or generation of energy?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>  |                                     |                                     |
| (a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:  |                                     |                                     |
| o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection?<br><i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of <a href="#">Chapter 16</a> for more information.</i>                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o Would the proposed project result in more than 200 pedestrian trips per project peak hour?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>   |                                     |                                     |
| (a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed) See Draft Scope   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (c) Does the proposed project involve multiple buildings on the project site?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Draft Scope  |                                     |                                     |
| <b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>  |                                     |                                     |
| (a) Is the proposed project a city capital project or a power generation plant?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project fundamentally change the City's solid waste management system?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) Would the proposed project result in the development of 350,000 square feet or more?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

|   | YES  | NO                                  |
|---|--|-------------------------------------|
| (d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <a href="#">Chapter 18</a> ?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a> ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. To be determined as part of the EIS analysis - See Draft Scope  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| <b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>  |  |                                     |
| (a) Would the proposed project generate or reroute vehicular traffic?   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| (b) Would the proposed project introduce new or additional receptors (see Section 124 in <a href="#">Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| (c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| (d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?   | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| (e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Draft Scope   |  |                                     |
| <b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>  |  |                                     |
| (a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| (b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary. To be determined as part of the EIS analysis - See Draft Scope  |  |                                     |
| <b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>   |  |                                     |
| (a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| (b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary. To be determined as part of the EIS analysis - See Draft Scope  |  |                                     |
| <b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>   |  |                                     |
| (a) Would the project's construction activities involve:  |  |                                     |
| o Construction activities lasting longer than two years?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| o The operation of several pieces of diesel equipment in a single location at peak construction?  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| o Closure of a community facility or disruption in its services?  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| o Activities within 400 feet of a historic or cultural resource?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| o Disturbance of a site containing or adjacent to a site containing natural resources?  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?   | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| (b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <a href="#">Chapter 22</a> , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.<br>To be determined as part of the EIS analysis - See Draft Scope  |  |                                     |
| <b>20. APPLICANT'S CERTIFICATION</b>  |  |                                     |
| I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records. |  |                                     |
| Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.   |  |                                     |
| APPLICANT/REPRESENTATIVE NAME<br>Linh Do, AKRF, Inc.  | SIGNATURE<br> | DATE<br>August 14, 2018             |

*PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.*

| Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)   |   |                                     |
|--|---|-------------------------------------|
| <b>INSTRUCTIONS:</b> In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.   |   |                                     |
| <b>1.</b> For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.   | <b>Potentially Significant Adverse Impact</b>                                       |                                     |
|  | <b>YES</b>  | <b>NO</b>                           |
| <b>IMPACT CATEGORY</b>   |   |                                     |
| Land Use, Zoning, and Public Policy  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Socioeconomic Conditions   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Community Facilities and Services  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Open Space   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Shadows  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Historic and Cultural Resources  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Urban Design/Visual Resources  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Natural Resources  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Hazardous Materials  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Water and Sewer Infrastructure   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Solid Waste and Sanitation Services  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Energy   | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| Transportation   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Air Quality  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Greenhouse Gas Emissions   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Noise  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Public Health  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Neighborhood Character   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| Construction   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| <b>2.</b> Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?<br><br>If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.   | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |
| <b>3. Check determination to be issued by the lead agency:</b><br><br><input checked="" type="checkbox"/> <b>Positive Declaration:</b> If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).<br><br><input type="checkbox"/> <b>Conditional Negative Declaration:</b> A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.<br><br><input type="checkbox"/> <b>Negative Declaration:</b> If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see <a href="#">template</a> ) or using the embedded Negative Declaration on the next page. |   |                                     |
| <b>4. LEAD AGENCY'S CERTIFICATION</b>  |   |                                     |
| TITLE  | LEAD AGENCY   |                                     |
| Director of Design Unit  | New York City Department of Correction  |                                     |
| NAME   | DATE  |                                     |
| Howard Fiedler   | August 14, 2018   |                                     |
| SIGNATURE  |  |                                     |

**Queens Site—126-02 82nd Avenue**  
**New York City Borough-Based Jail System EAS**

**CEQR No.: 18DOC001Y**

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## City Environmental Quality Review

### ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

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

#### Part I: GENERAL INFORMATION

**PROJECT NAME** Borough-Based Jail System (Queens Site - 126-02 82nd Avenue)

#### 1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)  
18DOC001Y

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)  
Pending

OTHER REFERENCE NUMBER(S) (if applicable)  
(e.g., legislative intro, CAPA)

#### 2a. Lead Agency Information

NAME OF LEAD AGENCY  
New York City Department of Correction

NAME OF LEAD AGENCY CONTACT PERSON  
Howard Fiedler

ADDRESS 75-20 Astoria Boulevard

CITY East Elmhurst STATE NY ZIP 11370

TELEPHONE 718-546-0700 EMAIL  
Howard.Fiedler@doc.nyc.gov

#### 2b. Applicant Information

NAME OF APPLICANT  
New York City Department of Correction

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON  
Howard Fiedler

ADDRESS 75-20 Astoria Boulevard

CITY East Elmhurst STATE NY ZIP 11370

TELEPHONE 718-546-0700 EMAIL  
Howard.Fiedler@doc.nyc.gov

#### 3. Action Classification and Type

##### SEQRA Classification

UNLISTED  TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(6)(v): in a city, town or village having a population of more than 150,000 persons, a facility with more than 240,000 square feet of gross floor area

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

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

#### 4. Project Description

The City of New York, through the New York City Department of Correction (DOC), is proposing to implement a borough-based jail system (the "proposed project") as part of the City's continued commitment to create a modern, humane and safe justice system. The proposed project would develop four new detention facilities to house individuals who are in the City's correctional custody with one located in each of the Bronx, Brooklyn, Manhattan, and Queens.

This Environmental Assessment Statement (EAS) form describes and evaluates the development of a new detention facility (the "proposed development") at the Queens Site at 126-02 82nd Avenue (the "project site") in Queens, Community District 9. The other borough sites are evaluated in separate EAS forms attached to this one.

The proposed development would result in a detention facility with a total of approximately 1,910,000 gsf on the project site. The proposed development would contain approximately 1,100,000 gsf of housing space (approximately 1,510 beds); 460,000 gsf of support and building function space; 125,000 gsf of centralized care space (i.e., infirmary and maternity units); 20,000 gsf of community facility space; and 1,115 parking spaces, including 676 public spaces (within 205,000 gsf) as replacement for the existing public parking on the project site. The maximum zoning height for the purposes of analysis would be approximately 310 feet tall.

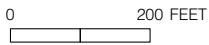
To facilitate the overall proposed project, a zoning text amendment is required to create a special permit for borough jail facilities, to modify zoning requirements for bulk including floor area and height and setback, as well as for parking. At this site, the following actions are necessary to facilitate the proposed project: site selection for public facilities; special permit to modify regulations pertaining to bulk and parking (as discussed above); and a city map change to demap 82nd Avenue between 126th Street and 132nd Street, together the "proposed actions."

#### Project Location

BOROUGH Queens COMMUNITY DISTRICT(S) 9 STREET ADDRESS 126-02 82nd Avenue; 80-25 126th Street

TAX BLOCK(S) AND LOT(S) Block 9653, p/o Lots 1 and 100; Block 9657, Lot 1 ZIP CODE 11415

|  |                                 |
|--|---------------------------------|
| DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Grand Central Parkway to the north, Queens Boulevard and Hoover Avenue to the south, 126th Street and 82nd Avenue to the west, and 132nd Street to the east.  |                                 |
| EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C4-4   | ZONING SECTIONAL MAP NUMBER 14b |
| <b>5. Required Actions or Approvals</b> (check all that apply)   |                                 |
| <b>City Planning Commission:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP)<br><input checked="" type="checkbox"/> CITY MAP AMENDMENT <input type="checkbox"/> ZONING CERTIFICATION <input type="checkbox"/> CONCESSION<br><input type="checkbox"/> ZONING MAP AMENDMENT <input type="checkbox"/> ZONING AUTHORIZATION <input type="checkbox"/> UDAAP<br><input checked="" type="checkbox"/> ZONING TEXT AMENDMENT <input type="checkbox"/> ACQUISITION—REAL PROPERTY <input type="checkbox"/> REVOCABLE CONSENT<br><input checked="" type="checkbox"/> SITE SELECTION—PUBLIC FACILITY <input type="checkbox"/> DISPOSITION—REAL PROPERTY <input type="checkbox"/> FRANCHISE<br><input type="checkbox"/> HOUSING PLAN & PROJECT <input type="checkbox"/> OTHER, explain:<br><input checked="" type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:  |                                 |
| SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION   |                                 |
| <b>Board of Standards and Appeals:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br><input type="checkbox"/> VARIANCE (use)<br><input type="checkbox"/> VARIANCE (bulk)<br><input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:   |                                 |
| SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION   |                                 |
| <b>Department of Environmental Protection:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:  |                                 |
| <b>Other City Approvals Subject to CEQR</b> (check all that apply)<br><input type="checkbox"/> LEGISLATION <input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:<br><input type="checkbox"/> RULEMAKING <input type="checkbox"/> POLICY OR PLAN, specify:<br><input checked="" type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES <input type="checkbox"/> FUNDING OF PROGRAMS, specify:<br><input type="checkbox"/> 384(b)(4) APPROVAL <input type="checkbox"/> PERMITS, specify:<br><input type="checkbox"/> OTHER, explain:   |                                 |
| <b>Other City Approvals Not Subject to CEQR</b> (check all that apply)<br><input checked="" type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL<br><input type="checkbox"/> OTHER, explain:   |                                 |
| <b>State or Federal Actions/Approvals/Funding:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:  |                                 |
| <b>6. Site Description:</b> <i>The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.</i><br><b>Graphics:</b> <i>The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.</i><br><input checked="" type="checkbox"/> SITE LOCATION MAP <input checked="" type="checkbox"/> ZONING MAP <input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP<br><input checked="" type="checkbox"/> TAX MAP <input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)<br><input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP |                                 |
| <b>Physical Setting</b> (both developed and undeveloped areas)<br>Total directly affected area (sq. ft.): 245,360 sf Waterbody area (sq. ft.) and type:<br>Roads, buildings, and other paved surfaces (sq. ft.): 245,360 sf Other, describe (sq. ft.):   |                                 |
| <b>7. Physical Dimensions and Scale of Project</b> (if the project affects multiple sites, provide the total development facilitated by the action)<br>SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 1,910,000<br>NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 1,910,000<br>HEIGHT OF EACH BUILDING (ft.): 310' NUMBER OF STORIES OF EACH BUILDING:  |                                 |
| Does the proposed project involve changes in zoning on one or more sites? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO<br>If "yes," specify: The total square feet owned or controlled by the applicant: +/-220,360 sf<br>The total square feet not owned or controlled by the applicant: +/- 25,000 sf   |                                 |
| Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO<br>If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):<br>AREA OF TEMPORARY DISTURBANCE: TBD sq. ft. (width x length) VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)<br>AREA OF PERMANENT DISTURBANCE: TBD sq. ft. (width x length)  |                                 |

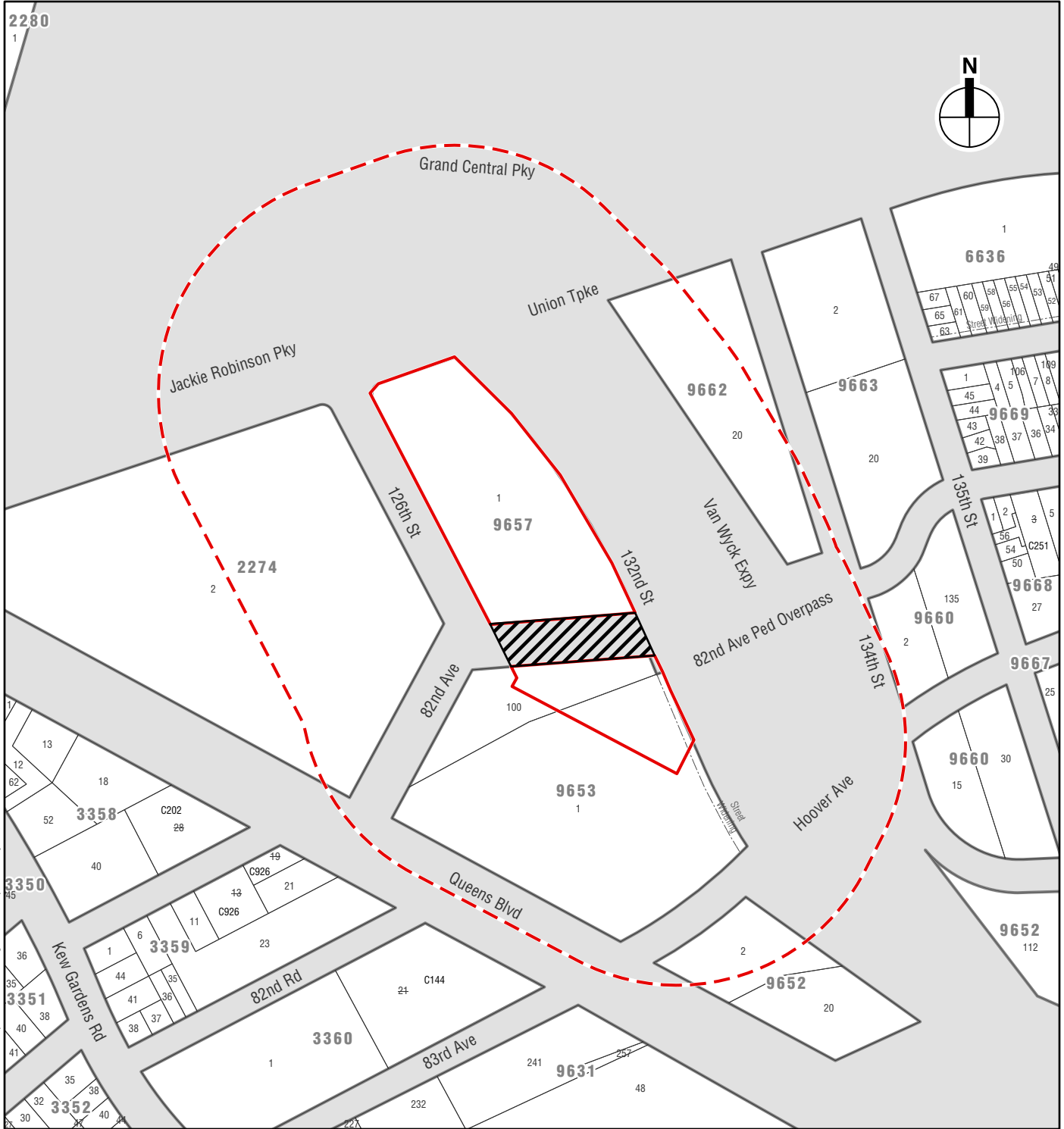


- Project Site
- Study Area Boundary (400-foot perimeter)
- Proposed Demapped Area





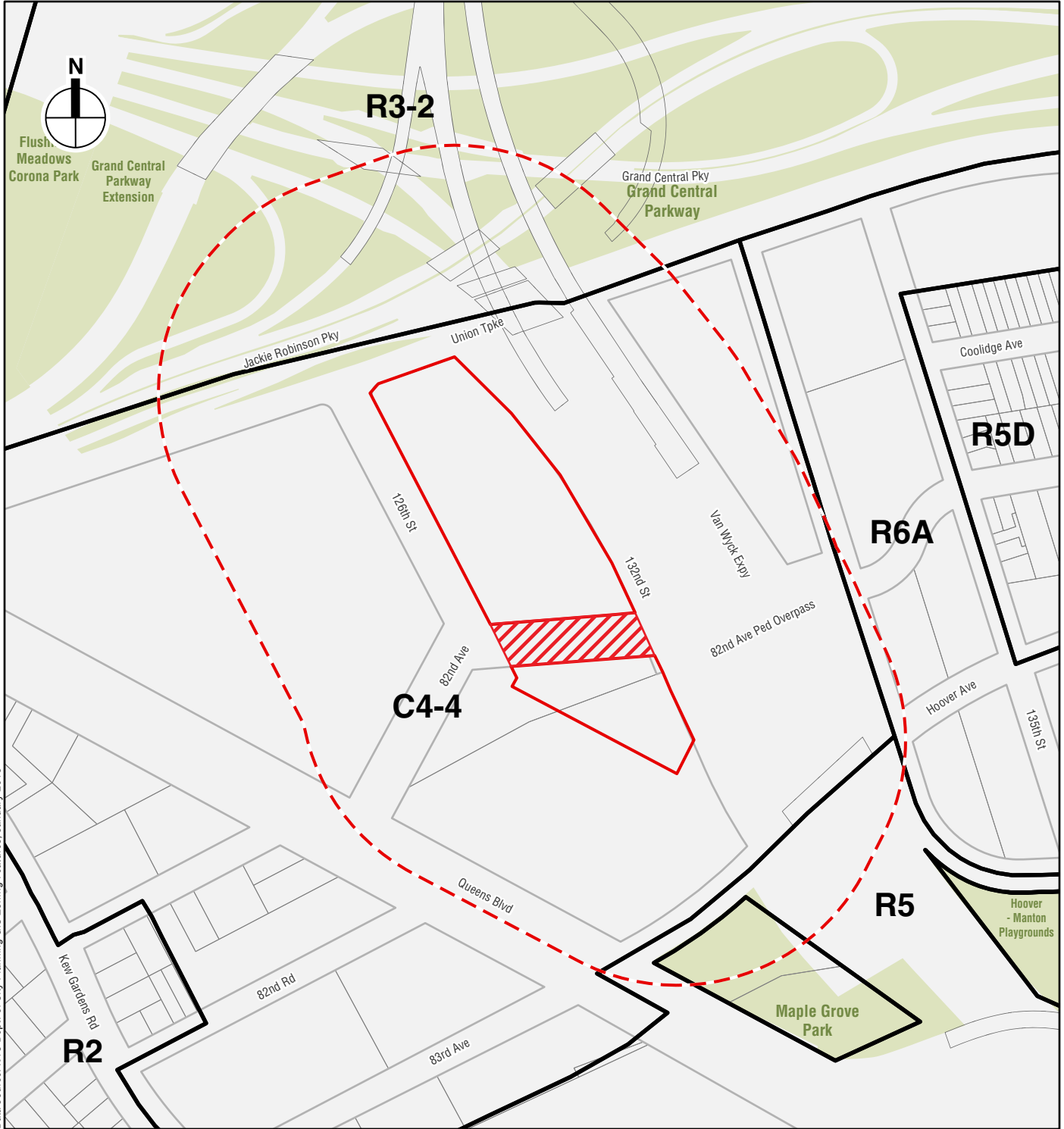
8/13/2018  
Data source: NYC Dept. of Finance Digital Tax Map, January 30, 2018



- Project Site Boundary
- Study Area Boundary (400-foot perimeter)
- Proposed Demapped Area
- Tax Lot Boundary
- Tax Block Boundary

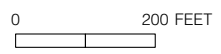
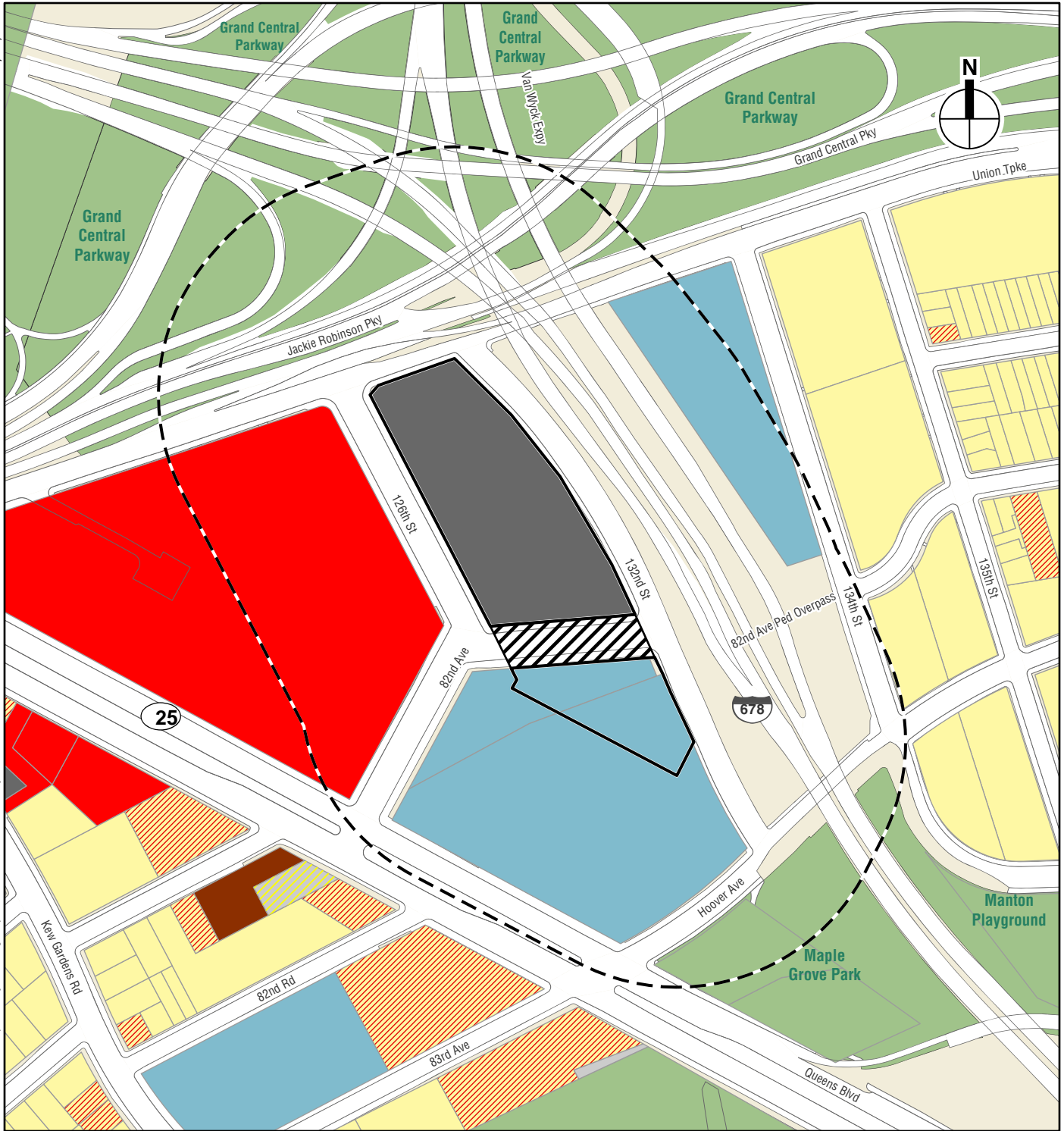
**BOROUGH-BASED NYC JAIL SYSTEM  
QUEENS SITE - 126-02 82ND AVENUE**

Tax Map  
**Figure 2**

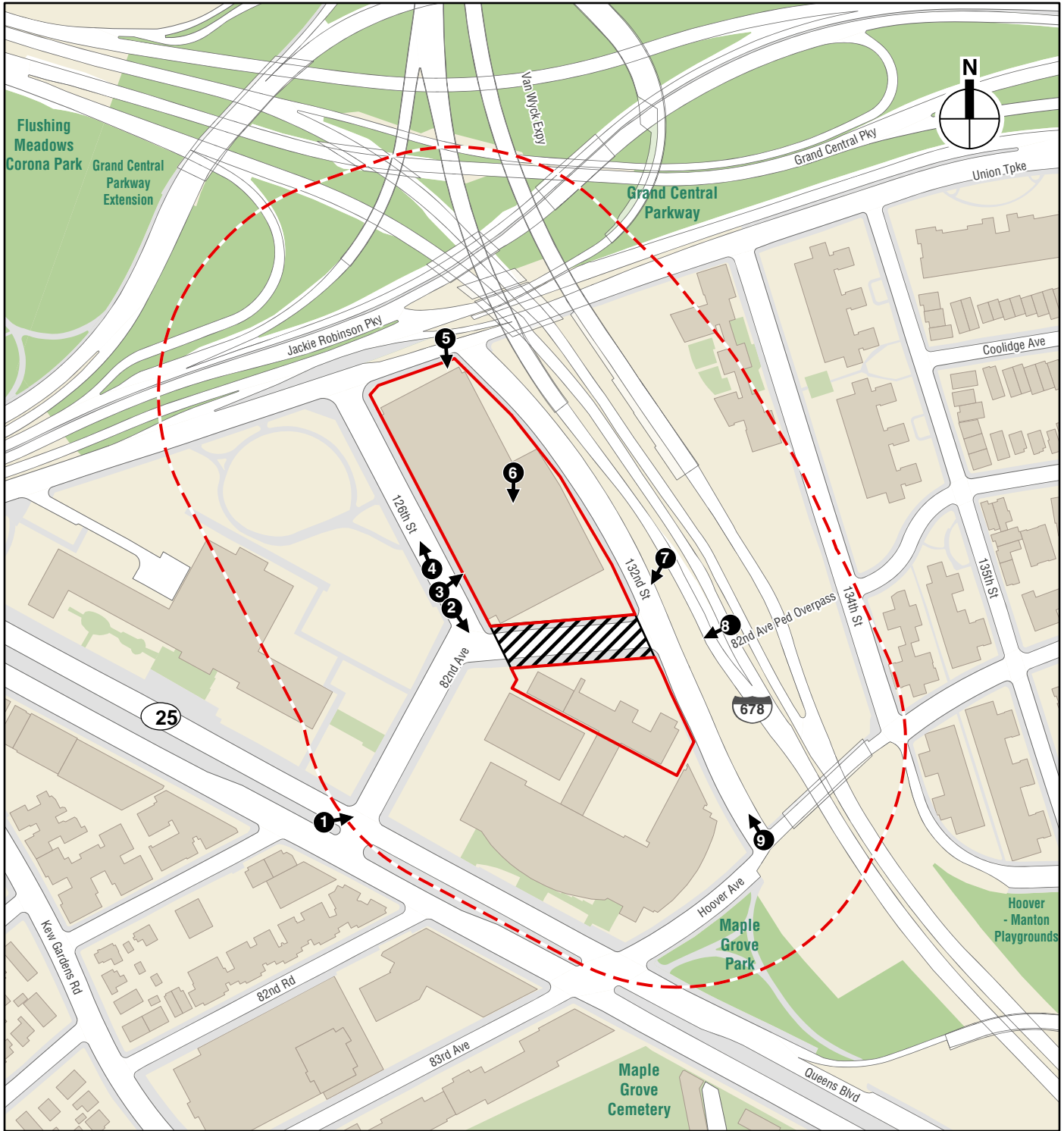


- Project Site Boundary
- Study Area Boundary (400-foot perimeter)
- Proposed Demapped Area
- Zoning District Boundaries





- |  |                                    |
|--|------------------------------------|
| Project Site Boundary                    | Parking Facilities                 |
| Study Area Boundary (400-foot perimeter) | Public Facilities and Institutions |
| Proposed Demapped Area                   | Residential                        |
| Commercial and Office Buildings          | Residential with Commercial Below  |
| Hotels                                   | Vacant Land                        |
| Open Space and Outdoor Recreation        | Under Construction                 |



- Project Site
- Study Area Boundary (400-foot perimeter)
- Proposed Demapped Area



Photograph View Direction and Reference Number

0 200 FEET



1



2



3



4



5



6



7



8





|   |
|---|
| <b>8. Analysis Year</b> <a href="#">CEQR Technical Manual Chapter 2</a>   |
| ANTICIPATED BUILD YEAR (date the project would be completed and operational): TBD   |
| ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: TBD   |
| WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   IF MULTIPLE PHASES, HOW MANY? TBD   |
| BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: TBD  |
| <b>9. Predominant Land Use in the Vicinity of the Project</b> (check all that apply)<br><input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> MANUFACTURING <input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK/FOREST/OPEN SPACE <input type="checkbox"/> OTHER, specify: |

**DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS**

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

|   | <b>EXISTING<br/>CONDITION</b>                                       | <b>NO-ACTION<br/>CONDITION</b>                                      | <b>WITH-ACTION<br/>CONDITION</b>                                    | <b>INCREMENT</b>  |
|---|---|---|---|---|
| <b>LAND USE</b>   |   |   |   |   |
| <b>Residential</b>  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |   |
| If "yes," specify the following:  |   |   |   |   |
| Describe type of residential structures   |   |   |   |   |
| No. of dwelling units   |   |   |   |   |
| No. of low- to moderate-income units  |   |   |   |   |
| Gross floor area (sq. ft.)  |   |   |   |   |
| <b>Commercial</b>   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |   |
| If "yes," specify the following:  |   |   |   |   |
| Describe type (retail, office, other)   |   |   |   |   |
| Gross floor area (sq. ft.)  |   |   |   |   |
| <b>Manufacturing/Industrial</b>   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |   |
| If "yes," specify the following:  |   |   |   |   |
| Type of use   |   |   |   |   |
| Gross floor area (sq. ft.)  |   |   |   |   |
| Open storage area (sq. ft.)   |   |   |   |   |
| If any unenclosed activities, specify:  |   |   |   |   |
| <b>Community Facility</b>   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |   |
| If "yes," specify the following:  |   |   |   |   |
| Type  |   |   | Detention Center  | Detention Center  |
| Gross floor area (sq. ft.)  |   |   | 1,705,000 gsf   | +1,705,000 gsf  |
| <b>Vacant Land</b>  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |   |
| If "yes," describe:   |   |   |   |   |
| <b>Publicly Accessible Open Space</b>   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |   |
| If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other): |   |   |   |   |
| <b>Other Land Uses</b>  | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |   |
| If "yes," describe:   | 497,600 gsf of public institution floor area/storage                | 497,600 gsf of public institution floor area/storage                | 205,000 gsf public parking garage                                   | -497,600 gsf of public institution floor area/storage<br>+205,000 gsf public parking garage             |
| <b>PARKING</b>  |   |   |   |   |
| <b>Garages</b>  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |   |
| If "yes," specify the following:  |   |   |   |   |
| No. of public spaces  |   |   | 676 public (adjacent parking structure)                             | +374 public spaces (accounting for displacement of the 224 street spaces and 150 new additional spaces) |
| No. of accessory spaces   |   |   | 439 accessory spaces (within proposed detention facility)           | +439 accessory spaces   |
| Operating hours   |   |   |   |   |
| Attended or non-attended  |   |   |   |   |
| <b>Lots</b>   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |   |
| If "yes," specify the following:  |   |   |   |   |
| No. of public spaces  | 302 spaces  | 302 spaces  |   |   |

|   | EXISTING CONDITION  | NO-ACTION CONDITION   | WITH-ACTION CONDITION   | INCREMENT  |
|---|---|---|---|--|
| No. of accessory spaces   |   |   |   |  |
| Operating hours   |   |   |   |  |
| <b>Other</b> (includes street parking)  | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   |  |
| If "yes," describe:   | Street parking on 82nd Ave, 126th Street, and 132nd Street  | Same as existing  | Project is estimated to remove approximately 224 street spaces.   | -224 street spaces   |
| <b>POPULATION</b>   |   |   |   |  |
| <b>Residents</b>  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO   |  |
| If "yes," specify number:   |   |   |   |  |
| Briefly explain how the number of residents was calculated:   |   |   |   |  |
| <b>Businesses</b>   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   |  |
| If "yes," specify the following:  |   |   |   |  |
| No. and type  |   |   | Detention Center with Centralized Care  |  |
| No. and type of workers by business   | Public Parking Workers: 6   | Public Parking Workers: 6   | Detention Workers: 290<br>Centralized Care Workers: 100<br>Community Facility Workers: 20<br>Public Parking Workers: 14 | +290 Detention Workers<br>+100 Centralized Care Workers<br>+20 Community Facility Workers<br>+8 Public Parking Workers |
| No. and type of non-residents who are not workers   |   |   | People in detention: +/- 1510   | +/-1510 People in detention  |
| Briefly explain how the number of businesses was calculated:  | In the With Action condition, DOC anticipates 1100 uniformed staff per Detention Facility, spread across 3 shifts, with a peak shift of approximately 290 staff on site.<br>Centralized Care workers are calculated at a rate of 1 workers per 1,000 sf.<br>Community Facility workers were calculated at a rate of 1 worker per 1,000 sf.<br>Parking workers were calculated at a rate of 1 worker per 50 public parking spaces. |   |   |  |
| <b>Other</b> (students, visitors, concert-goers, etc.)  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   |  |
| If any, specify type and number:  |   |   | Daily Visitors: 250   | +250 Daily Visitors  |
| Briefly explain how the number was calculated:  | Daily visitors was estimated based on the ratio of average daily visitors to beds at the existing Brooklyn Detention Complex.   |   |   |  |
| <b>ZONING</b>   |   |   |   |  |
| Zoning classification   | C4-4  | C4-4  | C4-4  | C4-4   |
| Maximum amount of floor area that can be developed  | 3.4 Commercial FAR  | 3.4 Commercial FAR  | TBD Pending Special Permit  | TBD Pending Special Permit   |
| Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project   | Commercial, Residential, and Open Space   | Commercial, Residential, and Open Space                             | Commercial, Residential, and Open Space   | N/A  |
| Attach any additional information that may be needed to describe the project.   |   |   |   |  |
| If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site. |   |   |   |  |

**Part II: TECHNICAL ANALYSIS**

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

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


|  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| <b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>   |                                     |                                     |
| (a) Would the proposed project result in a change in land use different from surrounding land uses?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) Would the proposed project result in a change in zoning different from surrounding zoning?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) Is there the potential to affect an applicable public policy?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach. See Draft Scope   |                                     |                                     |
| (e) Is the project a large, publicly sponsored project?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If “yes,” complete a PlaNYC assessment and attach. See Draft Scope   |                                     |                                     |
| (f) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If “yes,” complete the <a href="#">Consistency Assessment Form</a> .   |                                     |                                     |
| <b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>  |                                     |                                     |
| (a) Would the proposed project:  |                                     |                                     |
| o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.   |                                     |                                     |
| o Directly displace 500 or more residents?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.  |                                     |                                     |
| o Directly displace more than 100 employees?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.   |                                     |                                     |
| o Affect conditions in a specific industry?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ▪ If “yes,” answer question 2(b)(v) below.   |                                     |                                     |
| (b) If “yes” to any of the above, attach supporting information to answer the relevant questions below.<br>If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered. |                                     |                                     |
| <b>i. Direct Residential Displacement</b>  |                                     |                                     |
| o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>ii. Indirect Residential Displacement</b>   |                                     |                                     |
| o Would expected average incomes of the new population exceed the average incomes of study area populations?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If “yes:”  |                                     |                                     |
| ▪ Would the population of the primary study area increase by more than 10 percent?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| ▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>iii. Direct Business Displacement</b>   |                                     |                                     |
| o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?                               | <input type="checkbox"/>            | <input type="checkbox"/>            |
| o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,  | <input type="checkbox"/>            | <input type="checkbox"/>            |

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

|  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| percent?   |                                     |                                     |
| <ul style="list-style-type: none"> <li>o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered?<br/>Please specify: To be determined as part of the EIS analysis - See Draft Scope</li> </ul>  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>   |                                     |                                     |
| (a) Would the proposed project result in a net height increase of any structure of 50 feet or more?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See Draft Scope  |                                     |                                     |
| <b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>   |                                     |                                     |
| (a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the <a href="#">GIS System for Archaeology and National Register</a> to confirm) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. To be determined as part of the EIS analysis - See Draft Scope   |                                     |                                     |
| <b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>  |                                     |                                     |
| (a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) If "yes" to either of the above, please provide the information requested in <a href="#">Chapter 10</a> . To be determined as part of the EIS analysis - See Draft Scope   |                                     |                                     |
| <b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>  |                                     |                                     |
| (a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.   |                                     |                                     |
| (b) Is any part of the directly affected area within the <a href="#">Jamaica Bay Watershed</a> ?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If "yes," complete the <a href="#">Jamaica Bay Watershed Form</a> and submit according to its <a href="#">instructions</a> .   |                                     |                                     |
| <b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>  |                                     |                                     |
| (a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (h) Has a Phase I Environmental Site Assessment been performed for the site?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: Underground diesel tanks (including open-status spill related to a former tank) and nearby former dry cleaner (State Brownfield site)  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (i) Based on the Phase I Assessment, is a Phase II Investigation needed? To be determined as part of the EIS analysis - See Draft Scope  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>  |                                     |                                     |
| (a) Would the project result in water demand of more than one million gallons per day?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

|  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| (b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) If the proposed project located in a <a href="#">separately sewer area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (e) If the project is located within the <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (f) Would the proposed project be located in an area that is partially sewer or currently unsewered?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See Draft Scope  |                                     |                                     |
| <b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>   |                                     |                                     |
| (a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): 25,012   |                                     |                                     |
| o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>  |                                     |                                     |
| (a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 465,048,500   |                                     |                                     |
| (b) Would the proposed project affect the transmission or generation of energy?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>  |                                     |                                     |
| (a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:  |                                     |                                     |
| o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection?<br><i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of <a href="#">Chapter 16</a> for more information.</i>                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o Would the proposed project result in more than 200 pedestrian trips per project peak hour?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>   |                                     |                                     |
| (a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed) See Draft Scope   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (c) Does the proposed project involve multiple buildings on the project site?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Draft Scope  |                                     |                                     |
| <b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>  |                                     |                                     |
| (a) Is the proposed project a city capital project or a power generation plant?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Would the proposed project fundamentally change the City's solid waste management system?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (c) Would the proposed project result in the development of 350,000 square feet or more?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |



|   | YES  | NO                                  |
|---|--|-------------------------------------|
| (d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <a href="#">Chapter 18</a> ?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a> ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. To be determined as part of the EIS analysis - See Draft Scope  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| <b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>  |  |                                     |
| (a) Would the proposed project generate or reroute vehicular traffic?   | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| (b) Would the proposed project introduce new or additional receptors (see Section 124 in <a href="#">Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| (c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| (d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?   | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| (e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Draft Scope   |  |                                     |
| <b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>  |  |                                     |
| (a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| (b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary. To be determined as part of the EIS analysis - See Draft Scope  |  |                                     |
| <b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>   |  |                                     |
| (a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| (b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary. To be determined as part of the EIS analysis - See Draft Scope  |  |                                     |
| <b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>   |  |                                     |
| (a) Would the project's construction activities involve:  |  |                                     |
| o Construction activities lasting longer than two years?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |
| o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| o The operation of several pieces of diesel equipment in a single location at peak construction?  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| o Closure of a community facility or disruption in its services?  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| o Activities within 400 feet of a historic or cultural resource?  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| o Disturbance of a site containing or adjacent to a site containing natural resources?  | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?   | <input type="checkbox"/>   | <input checked="" type="checkbox"/> |
| (b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <a href="#">Chapter 22</a> , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. To be determined as part of the EIS analysis - See Draft Scope     |  |                                     |
| <b>20. APPLICANT'S CERTIFICATION</b>  |  |                                     |
| I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records. |  |                                     |
| Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.   |  |                                     |
| APPLICANT/REPRESENTATIVE NAME<br>Linh Do, AKRF, Inc.  | SIGNATURE<br> | DATE<br>August 14, 2018             |

*PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.*

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

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

| 1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. | Potentially Significant Adverse Impact |                                     |
|---|--|-------------------------------------|
|   | YES                                    | NO                                  |
| <b>IMPACT CATEGORY</b>  |  |                                     |
| Land Use, Zoning, and Public Policy   | <input checked="" type="checkbox"/>    | <input type="checkbox"/>            |
| Socioeconomic Conditions  | <input checked="" type="checkbox"/>    | <input type="checkbox"/>            |
| Community Facilities and Services   | <input type="checkbox"/>               | <input checked="" type="checkbox"/> |
| Open Space  | <input checked="" type="checkbox"/>    | <input type="checkbox"/>            |
| Shadows   | <input checked="" type="checkbox"/>    | <input type="checkbox"/>            |
| Historic and Cultural Resources   | <input checked="" type="checkbox"/>    | <input type="checkbox"/>            |
| Urban Design/Visual Resources   | <input checked="" type="checkbox"/>    | <input type="checkbox"/>            |
| Natural Resources   | <input type="checkbox"/>               | <input checked="" type="checkbox"/> |
| Hazardous Materials   | <input checked="" type="checkbox"/>    | <input type="checkbox"/>            |
| Water and Sewer Infrastructure  | <input checked="" type="checkbox"/>    | <input type="checkbox"/>            |
| Solid Waste and Sanitation Services   | <input type="checkbox"/>               | <input checked="" type="checkbox"/> |
| Energy  | <input type="checkbox"/>               | <input checked="" type="checkbox"/> |
| Transportation  | <input checked="" type="checkbox"/>    | <input type="checkbox"/>            |
| Air Quality   | <input checked="" type="checkbox"/>    | <input type="checkbox"/>            |
| Greenhouse Gas Emissions  | <input checked="" type="checkbox"/>    | <input type="checkbox"/>            |
| Noise   | <input checked="" type="checkbox"/>    | <input type="checkbox"/>            |
| Public Health   | <input checked="" type="checkbox"/>    | <input type="checkbox"/>            |
| Neighborhood Character  | <input checked="" type="checkbox"/>    | <input type="checkbox"/>            |
| Construction  | <input checked="" type="checkbox"/>    | <input type="checkbox"/>            |

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?

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

|                          |                                     |
|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|-------------------------------------|

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

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

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

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

**4. LEAD AGENCY'S CERTIFICATION**

|  |   |
|--|---|
| TITLE<br>Director of Design Unit   | LEAD AGENCY<br>New York City Department of Correction |
| NAME<br>Howard Fiedler   | DATE<br>August 14, 2018                               |
| SIGNATURE<br> |   |