



**PART I: GENERAL INFORMATION**

PROJECT NAME: THE PHASED REDEVELOPMENT OF GOVERNORS ISLAND

**1. Reference Numbers**

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency) <b>11DME007M</b>	BSA REFERENCE NUMBER (If Applicable) <b>NA</b>
ULURP REFERENCE NUMBER (If Applicable)	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g., Legislative Intro, CAPA, etc.)

**2a. Lead Agency Information**

NAME OF LEAD AGENCY  
**Office of the Deputy Mayor for Economic Development**

NAME OF LEAD AGENCY CONTACT PERSON  
**Robert R. Kulikowski, Ph.D.**

ADDRESS  
**253 Broadway, 14th Fl**

CITY <b>New York</b>	STATE <b>NY</b>	ZIP <b>10007</b>
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TELEPHONE  
**212-788-9956**

FAX  
**212-788-2941**

EMAIL ADDRESS  
**rkulikowski@cityhall.nyc.gov**

**2b. Applicant Information**

NAME OF APPLICANT  
**The Trust for Governors Island**

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON  
**Simon Bertrang, Vice-President for Planning, Design, and Preservation**

ADDRESS  
**10 South Street, Slip 7**

CITY <b>New York</b>	STATE <b>NY</b>	ZIP <b>10004</b>
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TELEPHONE  
**212-440-2233**

FAX  
**212-480-4320**

EMAIL ADDRESS  
**sbertrang@govisland.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)**

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

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

**4. Project Description:**

See page 1a.

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

ADDRESS <b>Governors Island (see page 1a and Figure 1)</b>	NEIGHBORHOOD NAME <b>N/A</b>
TAX BLOCK AND LOT <b>Manhattan Block 1 Lot 10</b>	BOROUGH <b>Manhattan</b>
COMMUNITY DISTRICT <b>1</b>	

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS  
**See Figure 1.**

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY  
**R3-2**

ZONING SECTIONAL MAP NO:  
**16a**

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

**N/A**

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

<p><b>City Planning Commission:</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>*</p> <p><input type="checkbox"/> CITY MAP AMENDMENT    <input type="checkbox"/> ZONING CERTIFICATION</p> <p><input type="checkbox"/> ZONING MAP AMENDMENT    <input type="checkbox"/> ZONING AUTHORIZATION</p> <p><input type="checkbox"/> ZONING TEXT AMENDMENT    <input type="checkbox"/> HOUSING PLAN &amp; PROJECT</p> <p><input type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP)    <input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY</p> <p><input type="checkbox"/> CONCESSION    <input type="checkbox"/> FRANCHISE</p> <p><input type="checkbox"/> UDAAP    <input type="checkbox"/> DISPOSITION—REAL PROPERTY</p> <p><input type="checkbox"/> REVOCABLE CONSENT</p>	<p><b>Board of Standards and Appeals:</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>*</p> <p><input type="checkbox"/> SPECIAL PERMIT</p> <p>EXPIRATION DATE    MONTH    DAY    YEAR</p> <p><input type="checkbox"/> VARIANCE (USE)</p> <p><input type="checkbox"/> VARIANCE (BULK)</p>
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ZONING SPECIAL PERMIT, SPECIFY TYPE

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

MODIFICATION OF

RENEWAL OF

OTHER

\* Although not being sought at this time, future development would require rezoning all or portions of the Island and may require other land use approvals, including special permits, modifications, and/or authorizations, actions that would undergo environmental review as appropriate at the time.

**4. Project Description:****INTRODUCTION**

Governors Island Corporation, doing business as the Trust for Governors Island (the Trust), is a not-for-profit corporation and instrumentality of the City of New York. The Trust holds title to 150 acres of the 172-acre island (the Island) located in New York Harbor (see Figure 1). The remaining 22-acre portion of the island is a National Monument owned and operated by the National Park Service.

The Island comprises a north section and a south section. The north section of the Island (referred to here as North Island) is the area north of Division Road, which is co-terminus with the New York City Landmarks Preservation Commission's designated Governors Island Historic District (see Figure 2). The south section of the Island (referred to as the South Island) is the area south of Division Road, which includes a landfill area with more modern buildings. The 150-acre Trust parcel includes all of the South Island as well as the portion of the North Island that is not owned by the National Park Service. The Trust also uses the slips at the Battery Maritime Building (BMB) in Lower Manhattan which is the major access point for ferries traveling to the Island.

**PROPOSED PROJECT**

To create the vibrant, mixed-use destination that is envisioned for the region, The Trust for Governors Island has undertaken a planning effort that would be executed over a number of years, with development and tenancy of the Island proceeding in multiple phases and depending upon financing. This re-development of the Island is a complex process and an overall plan for all requirements for the Island has not yet been adopted; therefore, all the specifics of future development are not known at this time. However, the initial phase will be park and open space development, with tenancies in historic buildings and new development occurring at a later date. To further this goal, a Park and Public Space Master Plan (the "Park Master Plan") was developed that enumerates a set of principles, renderings, and text that depict the fundamental concepts for the design of the Island's parks and public spaces. For the future, several scenarios were developed that could represent a reasonable range of new development that could occur in conformance with the current real estate use covenants. These include a primarily University/Research option (URO) and a predominantly Mixed-Use option (MUO), both of which would provide equivalent amounts of development.

Because of the phased nature of the Proposed Project, the initial discretionary action by the City is the approval of funding to begin construction of the first phase of the Park and Public Space Master Plan. While the Park and Public Space Master Plan envisions development of all the open space planned for the Island, the first phase will be limited to improvements to the Historic District including Soissons Landing, the South Battery, Liggett Terrace, and to approximately 22 acres of open space in the center of the South Island to create Hammock Grove and the Play Lawn. This phase would also include infrastructure improvements to bring potable water to the Island by constructing a 12-inch water main from Brooklyn to the Island.

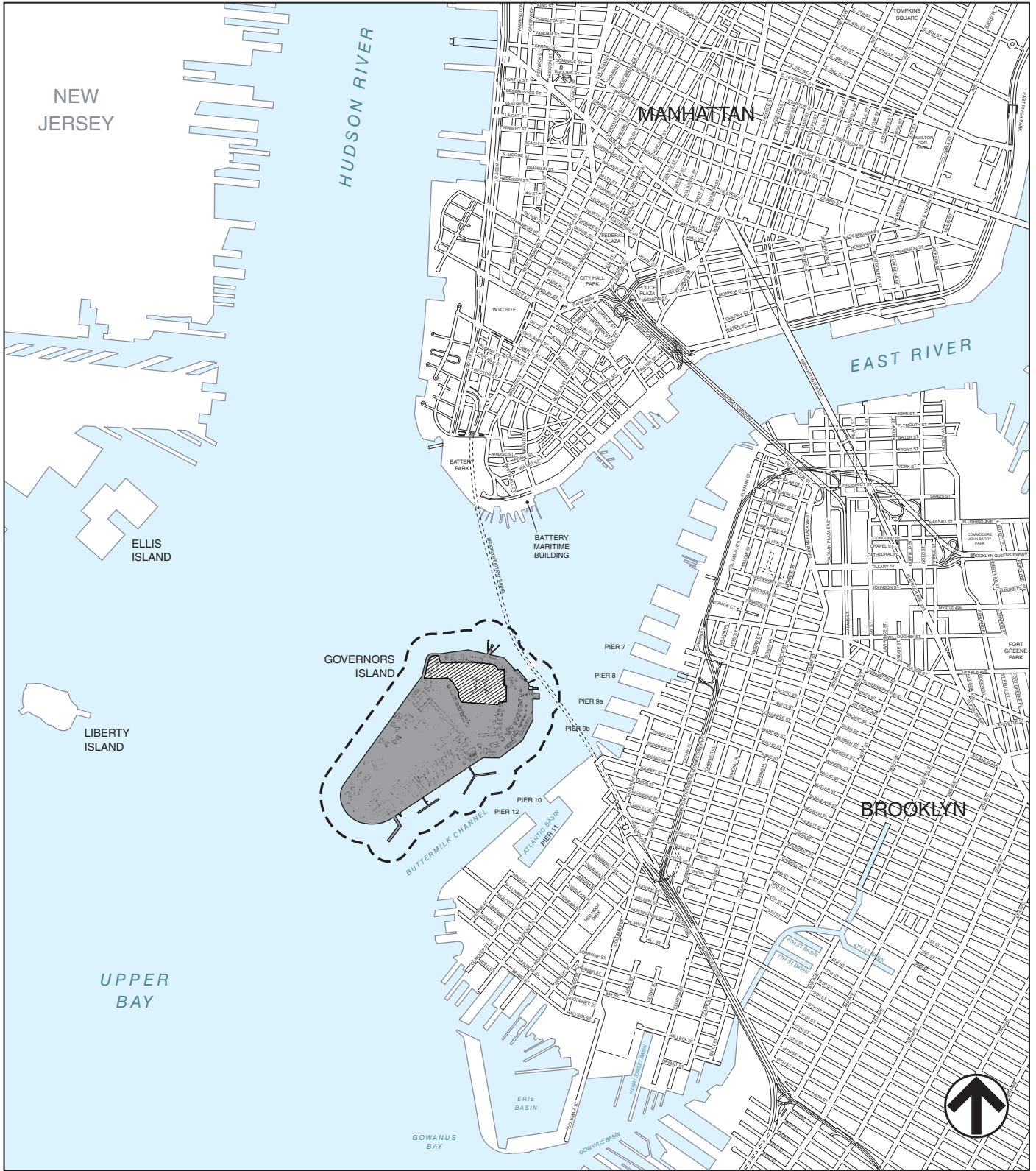
The Trust has developed a Park and Public Space Master Plan for 87 acres of publicly accessible open space across its 150-acre parcel (see Figure 3). Implementation of the Proposed Project would be phased, as described below. The Trust does not have any definite schedule or plans for the full future development of the Island beyond Phase 1 of the Park and Public Space Master Plan.

The project site comprises the 150 acres belonging to the Trust as well as the marine slips at the BMB operated by the Trust. Although not the site of redevelopment, there will be work at the Sackett Street site in Brooklyn to tie in the new water main serving the Island.

***PHASE 1 (2013)***

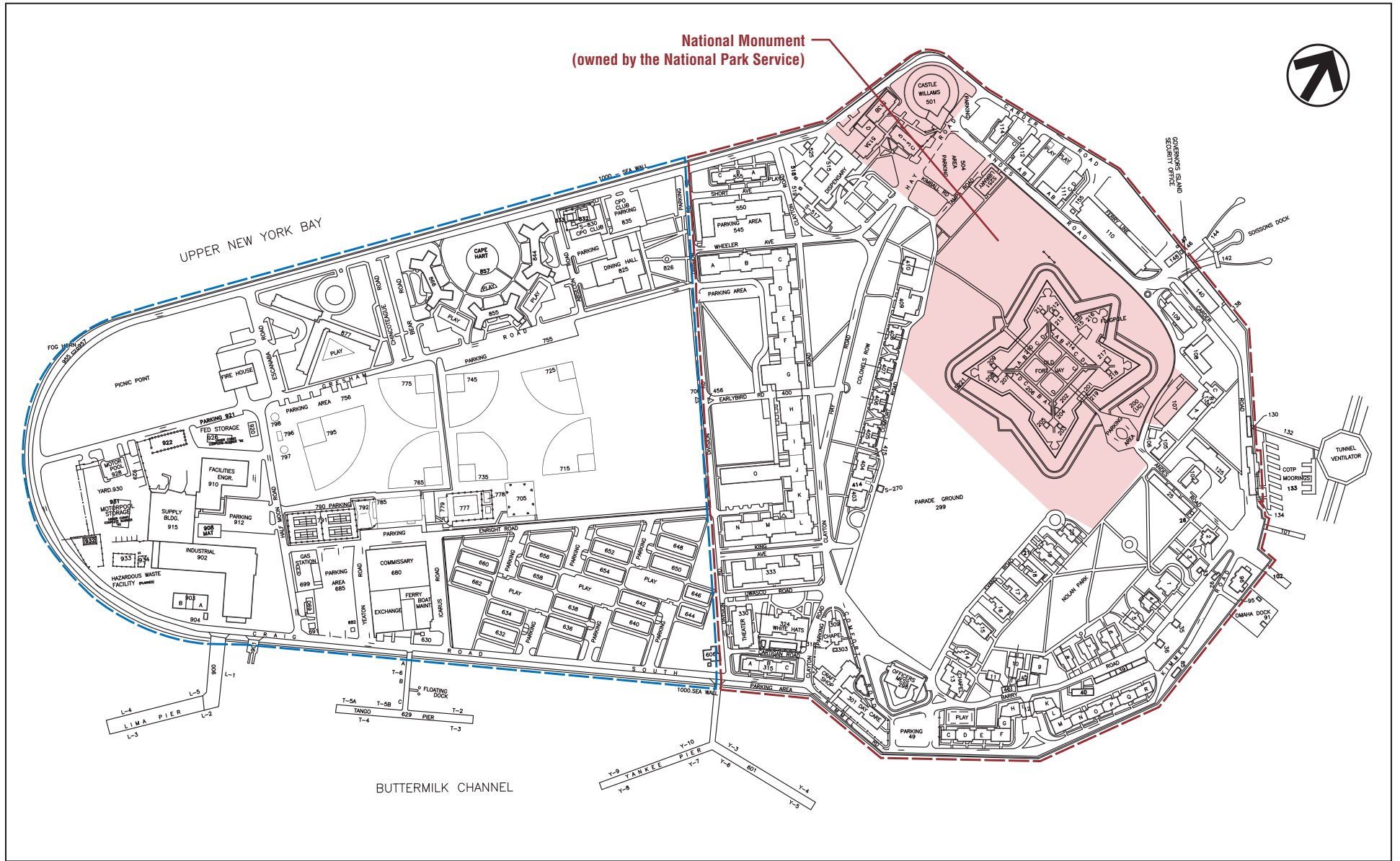
Phase 1 of the Proposed Project would involve the implementation of approximately \$78.5 million of park and public space enhancements, focusing on key locations. The Trust considered alternative sets of initial improvements and selected a Phase 1 plan that would improve the Historic District including Soissons Landing, the South Battery, Liggett Terrace, and approximately 22 acres of open space in the center of the South Island to create Hammock Grove and the Play Lawn. These open spaces are described in greater detail in the attached Draft Scope of Work.

In addition, Phase 1 would include construction of a 12-inch water main from Brooklyn to provide potable water to the Island. The water main would connect from a New York City Department of Environmental Protection vault on Sackett



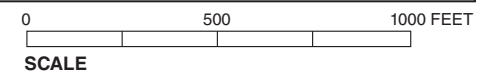
-  Project Area
-  Governors Island National Monument
-  Study Area Boundary (400-Foot Perimeter)

0 2000 FEET  
SCALE



--- North Island (NYC LPC Designated Historic District)

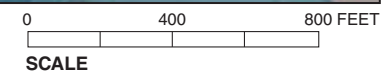
--- South Island





<b>GOVERNORS ISLAND</b>	
Owned by the Trust for Governors Island	150 acres
Owned by The National Park Service (GI National Monument)	22 acres
<b>Total</b>	<b>172 acres</b>
<b>PARK AND PUBLIC SPACE</b>	
North Island (Historic District)	40 acres
South Island	47 acres
<b>Total</b>	<b>87 acres</b>
<b>DEVELOPMENT ZONES</b>	<b>33 acres</b>
<b>HISTORIC DISTRICT BUILDINGS AND ROADS</b>	<b>30 acres</b>

——— National Monument Boundary (Owned by the National Park Service)  
- - - - - NYC LPC Designated Historic District



Street under Buttermilk Channel to Building 85 on the east side of the Island where the new main would connect with the existing water distribution system of the Island.

It is anticipated that Phase 1 construction would begin in late 2012 and be completed by 2013.

#### *LATER PHASES (THROUGH 2030)*

The Later Phases of the Proposed Project are expected to include the following: (i) completion of the park and public spaces on the Island (referred to here as the Later Phases-Park and Public Spaces) (ii) reuse of more than 1.35 million square feet in existing North Island historic buildings, and (iii) development and construction of new buildings in the two future development zones on the South Island.

For analysis purposes, it is assumed that the building reuse on the North Island and new development on the South Island (referred to here as the Later Phases-Island Redevelopment) would collectively total three million square feet of development. The specific future uses for the Later Phases-Island Redevelopment have not yet been specifically proposed, defined, or designed. However, for analysis purposes, it is assumed that new uses could include a variety of university, conference/hotel, office, accessory/service retail and restaurant, cultural, public school, and maintenance and support uses.

##### *(i) Park and Public Spaces*

The Later Phases-Park and Public Spaces would provide 32 acres of newly designed open space through the center and perimeter of the South Island (9 acres of which would be newly opened to the public). These open spaces include the creation of the Great Promenade at the perimeter of the Island, construction of Liberty Terrace including the Shell, Yankee Landing, the Hills, and the South Prow. The Later Phases-Park and Public Spaces would also include park maintenance facilities. The open space development would occur as funding becomes available, and one or more of these components may be developed at a time.

##### *(ii) North Island Historic Structures*

More than 1.35 million square feet of potential redevelopment space is available in existing historic structures on the North Island. It is expected that some or all of this space would be re-tenanted in the Later Phases – Island Redevelopment stage of the Proposed Project, although the future uses have not yet been specifically determined or defined. As part of this proposed reuse, historic buildings—including Liggett Hall—would be restored. The existing historic buildings associated with any previous housing-related and office-related uses are considered most conducive for future uses such as housing for students and faculty, as well as smaller classroom and office uses.

##### *(iii) South Island Future Development Zones*

Two future development zones totaling 33 acres have been delineated on the South Island. A development zone of 6.5 acres is located on the west side of the Island facing New York Harbor, and a 26.5-acre development zone faces Buttermilk Channel and Brooklyn.

Although the future uses in these two areas have not yet been specifically proposed, determined, or defined, potential uses on the Island are limited by deed restrictions. It is assumed that new buildings on the South Island could be designed to provide highly flexible academic (including dorms and faculty housing) and/or research institution space, lab space, or similar uses, and could become the academic and/or research institution heart of a university program or think tank. It is anticipated that a second major use could be a conference center/hotel with hotel rooms, meeting rooms, and recreation facilities. It is anticipated that Yankee Pier would be the point of access.

The remainder of the South Island development zones (as well as the North Island vacant historic buildings) are expected to be used for some combination of not-for-profit offices, such as think-tanks or small organizations affiliated with academic and/or research institution uses; for-profit commercial office uses; offices for the Trust and Island contractors; maintenance and service space for Trust and Island operations; water transportation support uses; cultural uses including small galleries or museums; entertainment uses; other commercial uses; associated retail; and educational uses similar to the Urban Assembly New York Harbor School now located in the Historic District.

Although at this time there is no schedule for funding for any portion of the Later Phases, it is assumed for purposes of analysis that construction of the Later Phases would begin after 2014 and be ongoing to 2030 as funding is obtained for portions of the park and as the development zones are constructed.

## POTENTIAL DEVELOPMENT SCENARIOS

Two potential development scenarios have been identified that represent a possible reasonable range of new development that could occur. The first is a primarily University/Research option (referred to as URO) and the second is a primarily Mixed-Use option (referred to as MUO). These options do not represent any existing plans or proposals for the island; rather, they are a generalized estimate based on the type and configurations of existing buildings, the underlying conditions of the Island itself, uses required, permitted and prohibited in the deed, and the general level of inquiries received by the Trust for various uses on the Island. The range of uses is presented below in Table 1.

## PROPOSED ACTIONS

### PHASE 1

In order to develop and construct Phase 1 of the Proposed Project, the City of New York is providing approximately \$78.5 million in funding to the Trust. This funding is a discretionary action subject to CEQR.

Other actions and approvals required for Phase 1 that are not subject to CEQR, include:

- Review of the project actions within the Governors Island Historic District per the guidelines of the *Governors Island Historic District Preservation and Design Manual*;
- New York City Department of Buildings (NYCDOB) building permit for public open space;
- New York City Department of Buildings (NYCDOB) review of construction in the 100-year flood plain;
- New York City Fire Department approvals for emergency and fire access and fire hydrants;
- State Pollutant Discharge Elimination System (SPDES) permits from the New York State Department Environmental Conservation (NYSDEC), for wastewater and/or stormwater discharges to surface waters;

**Table 1:  
Later Phases-Island Redevelopment  
Potential Development Scenarios**

Uses	University/Research Option (sf)	Mixed-Use Option (sf)
<b>University</b>		
Research	400,000	0
Academic	450,000	0
Housing - Faculty Housing <sup>1</sup> (assumed as apartments, not dorms)	200,000	1,650,000
Housing - Student Dorms <sup>1</sup>	850,000	450,000
<b>Conference Center/Hotel</b>	500,000	350,000
<b>Office</b>	175,000	60,000
<b>Service Retail/Restaurant</b> (Not destination, accessory to other uses)	75,000	75,000
<b>Cultural</b> (Gallery, small museum)	60,000	125,000
<b>Public School (K-12)</b>	150,000	150,000
<b>Maintenance, Support, Other</b>	140,000	140,000
<b>TOTAL</b>	<b>3,000,000</b>	<b>3,000,000</b>
<b>Notes:</b> It is also anticipated that there would be programming in the open spaces such as concerts (e.g. up to 20 concerts per year of up to 3,000-5,000 people and fewer than 5 concerts a year of up to 20,000 people). <sup>1</sup> All academic housing: contemplated to be residential uses ancillary to educational uses on- and/or off-island.		

## LATER PHASES (LATER PHASES – PARK AND PUBLIC SPACES; LATER PHASES – ISLAND REDEVELOPMENT)

An existing deed restriction provides specific limitations on potential new land uses on the Island. It is anticipated that the future development proposed for the Later Phases-Island Redevelopment component would require rezoning all or portions of the Island. Any rezoning will be subject to CEQR, and the level of environmental review required will be determined at that time. Other potential future actions and approvals for the Later Phases could include:

- Associated zoning approvals, including special permits, modifications, and/or authorizations;
- New York City Department of Buildings (NYCDOB) building permits;
- New York City Department of Buildings (NYCDOB) building permit for public open space;
- New York City Department of Buildings (NYCDOB) review of construction in the 100-year flood plain;
- New York City Fire Department approvals for emergency and fire access and fire hydrants;
- State Pollutant Discharge Elimination System (SPDES) permits from the New York State Department Environmental Conservation (NYSDEC), for wastewater and/or stormwater discharges to surface waters;
- Nationwide and/or other permits from the United States Army Corps of Engineers (USACE) for in-water work;
- NYSDEC air permits or approvals related to potential future research/academic laboratory uses;
- Review of project actions within the Governors Island Historic District per the guidelines of the *Governors Island Historic District Preservation and Design Manual*; and
- Approval of capital funding.

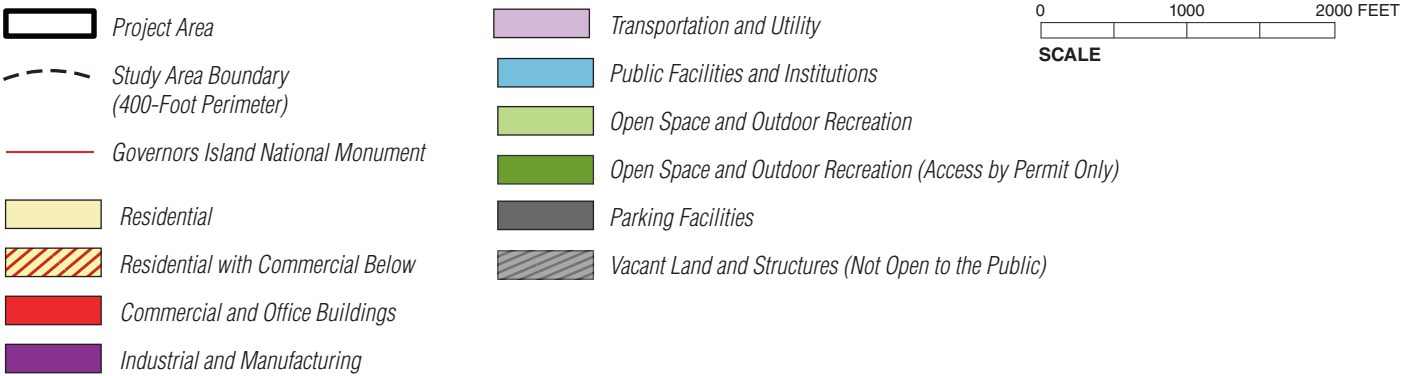


<b>Department of Environmental Protection:</b>		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<b>Other City Approvals:</b>		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> RULEMAKING		
<input checked="" type="checkbox"/> FUNDING OF CONSTRUCTION; SPECIFY: <b>see page 1a.</b>	<input checked="" type="checkbox"/> CONSTRUCTION OF PUBLIC		
<input type="checkbox"/> POLICY OR PLAN; SPECIFY	<input type="checkbox"/> FUNDING OR PROGRAMS; SPECIFY		
<input checked="" type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL (not subject to CEQR)	<input type="checkbox"/> PERMITS; SPECIFY		
<input type="checkbox"/> 384(B)(4) APPROVAL	<input type="checkbox"/> OTHER; EXPLAIN		
<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMD) (not subject to CEQR)			
<b>6. State or Federal Actions/Approvals/Funding:</b>		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/> IF "YES," IDENTIFY
<ul style="list-style-type: none"> <li>Review of the project actions within the Governors Island Historic District by the New York State Historic Preservation Office (SHPO), per the guidelines of the <i>Governors Island Historic District Preservation and Design Manual</i>.</li> </ul> <p>Although not being sought at this time, future development could require:</p> <ul style="list-style-type: none"> <li>State Pollutant Discharge Elimination System (SPDES) permits from the New York State Department Environmental Conservation (NYSDEC), for wastewater and/or stormwater discharge issues;</li> <li>Nationwide and/or other permits from the United States Army Corps of Engineers (USACE) for in-water work;</li> <li>NYSDEC air permits or approvals related to potential future research/academic laboratory uses; and</li> <li>Further review of project actions within the Governors Island Historic District by the LPC and SHPO, per the guidelines of the <i>Governors Island Historic District Preservation and Design Manual</i>.</li> </ul>			
<b>7. Site Description:</b> Except where otherwise indicated, provide the following information with regard to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory controls.			
<b>GRAPHICS</b> The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas, and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11x17 inches in size and must be folded to 8.5x11 inches for submission.			
<input checked="" type="checkbox"/> Site location map <b>See Figure 1.</b>	<input checked="" type="checkbox"/> Zoning map <b>See Figure 4.</b>	<input checked="" type="checkbox"/> Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map <b>See Figures 7-12</b>	
<input checked="" type="checkbox"/> Sanborn or other land use map <b>See Figure 5.</b>	<input checked="" type="checkbox"/> Tax map <b>See Figure 6.</b>	<input type="checkbox"/> For large areas or multiple sites, a GIS shape file that defines the project sites ( <b>Not Applicable</b> )	
<b>PHYSICAL SETTING</b> (both developed and undeveloped areas)			
Total directly affected area (sq. ft.):	Type of waterbody and surface area (sq. ft.):	Roads, building and other paved surfaces (sq. ft.):	
<b>±6,534,000 sf</b>	<b>0</b>	<b>2,666,308</b>	
Other, describe (sq. ft.): <b>3,867,692 (open and undeveloped areas)</b>			
<b>8. Physical Dimensions and Scale of Project</b> (if the project affects multiple sites, provide the total development below facilitated by the action)			
Size of project to be developed: <b>±3,000,000 sf and 87 acres of parkland<sup>1</sup></b> (gross sq. ft.)			
Does the proposed project involve changes in zoning on one or more sites? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> *			
* Although not being sought at this time, future development would require rezoning all or portions of the Island.			
If 'Yes,' identify the total square feet owned or controlled by the applicant:		Total square feet of non-applicant owned development:	
Does the proposed project involve in-ground excavation or subsurface disturbance, including but not limited to foundation work, pilings, utility lines, or grading? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
If 'Yes,' indicate the estimated area and volume dimensions of subsurface disturbance (if known):			
Area:	sq. ft. (width x length)	Volume:	cubic feet (width x length x depth)
<b>±130,680<sup>2</sup></b>		<b>±729,000</b>	
Does the proposed project increase the population of residents and/or on-site workers? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
Number of additional residents?		Number of additional workers?	
<b>URO: ±3,268; MUO: ±5,091</b>		<b>URO: ±2,500; MUO: ±1,000</b>	
Provide a brief explanation of how these numbers were determined:			
<b>Estimate of future residents calculated by applying average household size for Manhattan Community Board 1 from 2000 Census (1.85) to the proposed faculty housing units, and assumes one person per proposed dorm bed. Estimate of future workers calculated using information provided by the Trust and employment density ratios based on industry standards and completed environmental review documents.</b>			
Does the project create new open space? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If Yes: <b>±3,789,720 (±87 acres: 32 acres newly designed and opened to the public and 55 acres newly designed)</b> (sq. ft)			
Using Table 14-1, estimate the project's projected operation solid waste generation, if applicable: (pounds per week)			
<b>See "Solid Waste and Sanitation Services" section of the attached "Additional Technical Information for EAS Part II"</b>			
Using energy modeling or Table 15-1, estimate the project's projected energy use: (annual BTUs)			
<b>See "Energy" section of the attached "Additional Technical Information for EAS Part II"</b>			
<b>9. Analysis Year CEQR Technical Manual, Chapter 2</b>			
ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL):		ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:	
<b>Phase 1: 2013; Later Phases: 2030</b>		<b>Phase 1: ±14 months; Later Phases: TBD</b>	
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		IF MULTIPLE PHASES, HOW MANY PHASES: <b>TBD</b>	
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: <b>Phase 1 would begin construction in late 2012 and be completed by 2013. The Later Phases are assumed to begin after 2013 and be ongoing to 2030.</b>			
<b>10. What is the Predominant Land Use in Vicinity of Project?</b> (Check all that apply)			
<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> MANUFACTURING	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK/FOREST/OPEN SPACE
		<input checked="" type="checkbox"/> OTHER; Describe:	<b>See footnote<sup>3</sup></b>

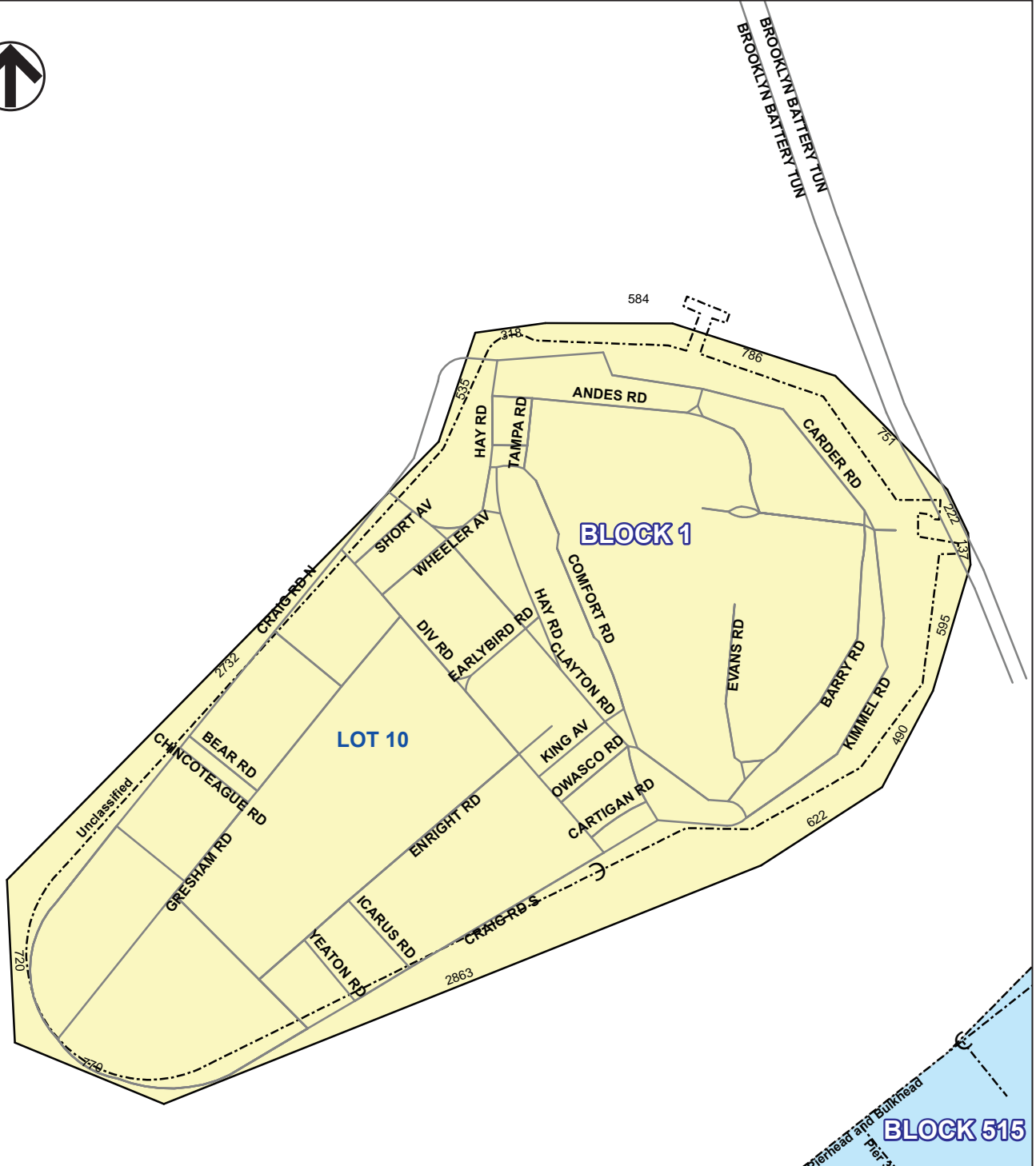
<sup>1</sup> Based on potential development scenarios shown in Table 1 on page 1c.

<sup>2</sup> The area and volume of subsurface disturbance is for the Later Phases-Park and Public Spaces component. The future uses for the Later Phases-Island Redevelopment have not yet been specifically proposed, determined, or defined, and therefore the area and volume of subsurface disturbance for this component will be disclosed in subsequent environmental reviews.

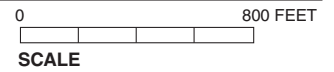
<sup>3</sup> Governors Island includes vacant buildings, open space, a public high school, artist studios, Trust and National Park Service offices, and several buildings containing accessory park uses. There are no other land uses within ¼-mile of the project site, as the surrounding area consists of the waters of New York Harbor and the Buttermilk Channel.



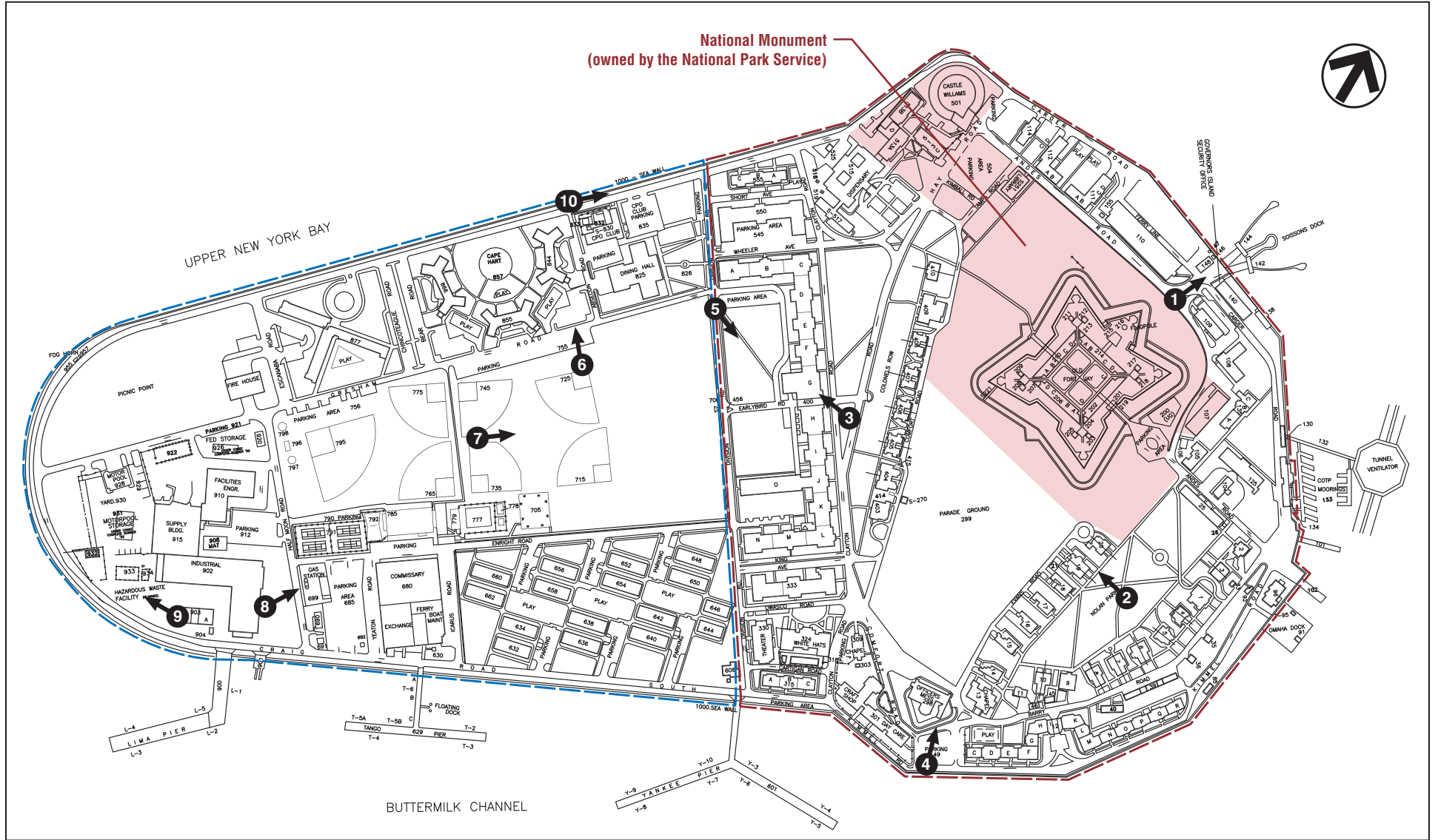
NOTE: Some buildings under Trust control are presently vacant



SOURCE: New York City Department of Finance Digital Tax Map



- Streets
- - - Boundary Lines
- Regular
- Tax Lot



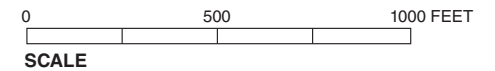
National Monument  
(owned by the National Park Service)



— North Island (NYC LPC Designated Historic District)

— South Island

➔ Photograph View Direction and Reference Number





View north of Soissons Landing (North Island) 1



View west from Nolan Park (North Island) 2



View west from Colonels Row (North Island) **3**



View north from South Battery (North Island) **4**



View east of Liggett Hall South (North Island) 5



View northwest of building 844 (South Island) 6



View northeast of South Island fields (South Island) 7



View northeast of motor pool building (South Island) 8





View west of southern tip of Island (South Island) 9



View northeast of West Perimeter Road (South Island) 10

**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>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
No. of dwelling units <sup>1</sup>			URO: ±235 units and ±2,833 dorm beds; MUO: ±1,941 units and ±1,500 dorm beds	URO: ±235 units and ±2,833 dorm beds MUO: ±1,941 units and ±1,500 dorm beds
No. of low- to moderate-income units			0	0
No. of stories			TBD	TBD
Gross Floor Area (sq. ft.)			URO: ±1,050,000; MUO: ±2,100,000	URO: ±1,050,000; MUO: ±2,100,000
Describe Type of Residential Structures			TBD	TBD
<b>Commercial</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)	Retail (Food/entertainment and bike rental concessions)	Same as existing	Retail, office, hotel/conference center	Retail, office, hotel/conference center
No. of bldgs	2	2	TBD	TBD
GFA of each bldg (sq. ft.)	±22,180 (total)	±22,180 (total)	URO: ±772,180; MUO: ±507,180 (total)	URO: ±750,000; MUO: ±485,000 (total)
<b>Manufacturing/Industrial</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type of use				
No. of bldgs				
GFA of each bldg (sq. ft.)				
No. of stories of each bldg.				
Height of each bldg				
Open storage area (sq. ft.)				
If any unenclosed activities, specify				
<b>Community Facility</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Type	Trust offices, public high school, artist studios, public access programming	Same as existing	Same as existing; plus research and academic space (URO only), cultural, K-12 public school	Research and academic space (URO only), cultural, K-12 public school
No. of bldgs	21	21	TBD	TBD
GFA of each bldg (sq. ft.)	±428,780 (total)	±428,780 (total)	URO: ±1,488,780; MUO: ±703,780 (total)	URO: ±1,060,000; MUO: ±275,000 (total)
No. of stories of each bldg	1-3	1-3	TBD	TBD
Height of each bldg	N/A	N/A	TBD <sup>2</sup>	TBD <sup>2</sup>
<b>Vacant Land</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe				
<b>Publicly Accessible Open Space</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)	Other (open space held by the Trust)	Other (open space held by the Trust)	Other (open space held by the Trust)	±47 acres public open space held by the Trust
<b>Other Land Use</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, describe	3 buildings with mechanical/infrastructure equipment (2,315 sf); 138 vacant buildings (1.9 million sf)	Same as existing	±140,000 sf of maintenance, support, and other uses (URO and MUO); Some existing buildings may remain vacant	±140,000 maintenance, support, and other uses; Reduction in vacant space TBD

<sup>1</sup> All academic housing: Assumes 850 sf per faculty residence and 300 sf per undergraduate dorm bed, contemplated to be residential uses ancillary to educational uses on- and/or off-island.

<sup>2</sup> No structures for the South Island development zones have been designed or even contemplated at this time. Therefore, the shadows analysis for full development of the Proposed Project will identify and map sensitive receptors, including open spaces, historic structures, and important natural features, and describe the distance between these receptors and the development zones; identify the potential users; and describe the proposed vegetation and consider its potential sensitivity to increased shadows.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Parking</b>				
<b>Garages</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
<b>Lots</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
<b>Other (includes street parking)</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe				
<b>Storage Tanks</b>				
<b>Storage Tanks</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Gas/Service stations:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Oil storage facility:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Other; identify:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes to any of the above, describe:				
Number of tanks	Up to 24 underground storage tanks (USTs) and up to 20 aboveground storage tanks (ASTs) <sup>1</sup>	Same as existing	TBD	
Size of tanks	Approximately 250 to 10,000 gallons		TBD	
Location of tanks	Various locations throughout the island.		TBD	
Depth of tanks	Varies.		TBD	
Most recent FDNY inspection date	Unknown		TBD	
<b>Population</b>				
<b>Residents</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If any, specify number <sup>3</sup>				
Briefly explain how the number of residents was calculated	Estimate of future residents calculated by applying average household size for Manhattan Community Board 1 from 2000 Census (1.85) to the proposed faculty housing units, and assumes one person per proposed dorm bed.			
<b>Businesses</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If any, specify the following:				
No. and type	2 retail (Food/entertainment and bike rental concessions); 2 institutional (park operations, NYC public high school)	Same as existing	TBD	
No. and type of workers by business	Food/entertainment: ±25; Bike Rental: ±14; Island Operations: ±79; Artist studios: ±30; Public High School: ±84 faculty/staff <sup>2</sup>	Same as existing	URO: ±2,663 MUO: ±1,180	URO: ±2,500 MUO: ±1,000

<sup>1</sup> According to previous studies, there were historically approximately 146 USTs, 26 ASTs and 20 tanks of unknown type on the island. At least 122 USTs and 6 ASTs have been removed.

<sup>2</sup> Retail businesses on the island are staffed in-season (June to October) only. Island operations staff decreases to approximately 52 employees during the off-season. School staff decreases to approximately 20 during the summer.

<sup>3</sup> All academic housing: contemplated to be residential uses ancillary to educational uses on- and/or off-island.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Population (continued)</b>				
No. and type of non-residents who are not workers	±432 students; ±443,000 annual park visitors (3 days/wk from June-October only)	From 2010 existing conditions: 20% increase in 2011 to ±531,600 annual park visitors; 10% increase in 2012 to ±584,800 annual park visitors; 5% increase in 2013 to ±614,000 annual park visitors; stabilized 2013 and beyond at ±614,000 annual park visitors <sup>1</sup>	At Phase 1: Same as no-action. At full development: ±1,609 public school students (URO and MUO); ±1,125 university students (URO only); ±1.9 million annual park visitors <sup>2</sup>	At Phase 1: none. At full-development: ±1,200 public school students, ±1,125 university students (URO only); ±1.3 million annual park visitors
Briefly explain how the number of businesses was calculated	Number of existing businesses is based on information provided by the Trust. See footnote for explanation of number of employees. <sup>3</sup>			
<b>Zoning*</b>				
Zoning classification	R3-2	No change	No change	N/A
Maximum amount of floor area that can be developed (in terms of bulk)	See footnote <sup>4</sup>	No change	No change	N/A
Predominant land use and zoning classification within a 0.25-radius of proposed project	See footnote <sup>5</sup>	No change	No change	N/A
Attach any additional information as may be needed to describe the project.				
If your project involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include the total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

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

<sup>1</sup> Based on experience of recent visitation patterns, the Trust anticipates in a “no-action” scenario that there would be a rising level of park and public space visitation which would eventually stabilize.

<sup>2</sup> The estimate of annual visitorship includes visitors coming solely for use of the park; it does not include visits by tenants of the development zones. Development zone tenants are estimated to result in an additional 2.8 to 4.0 million annual visits. The university student estimate is based on 400 sf of academic space per student.

<sup>3</sup> The employment estimates are based on the assumption of 1 full-time equivalent (FTE) employee per: 900 sf research space; 750 sf academic space; 25 residential units or dormitory beds; 2.67 hotel rooms; 2,500 sf conference center space; 250 sf office; 333 sf retail space; 1,000 sf cultural space; and 12 school seats. To inform the employment estimate, the number of hotel rooms and school seats were also estimated based on 1 hotel room per 800 sf hotel space and 1 school seat per 125 sf school space.

<sup>4</sup> The Island is subject to deed restrictions that require and prohibit certain uses. The Federal transfer deed stipulated development of public benefit uses on the Island, including at least 40 acres as public open space and 20 acres of educational uses. The deed prohibits certain uses, such as gaming and electrical power generation for use off-island. The most significant restriction is on residential uses, except residential uses associated with expressly permitted uses, such as education, hospitality, health care, and commercial uses. The residential use restriction does not prohibit short-term or extended-stay accommodations.

<sup>5</sup> Governors Island includes vacant buildings, open space, a public high school, artist studios, Trust and National Park Service offices, and several buildings containing accessory park uses. There are no other land uses within ¼-mile of the project site, as the surrounding area consists of the waters of New York Harbor and the Buttermilk Channel. There are no other zoning districts in the ¼-mile area.

**PART II: TECHNICAL ANALYSES**

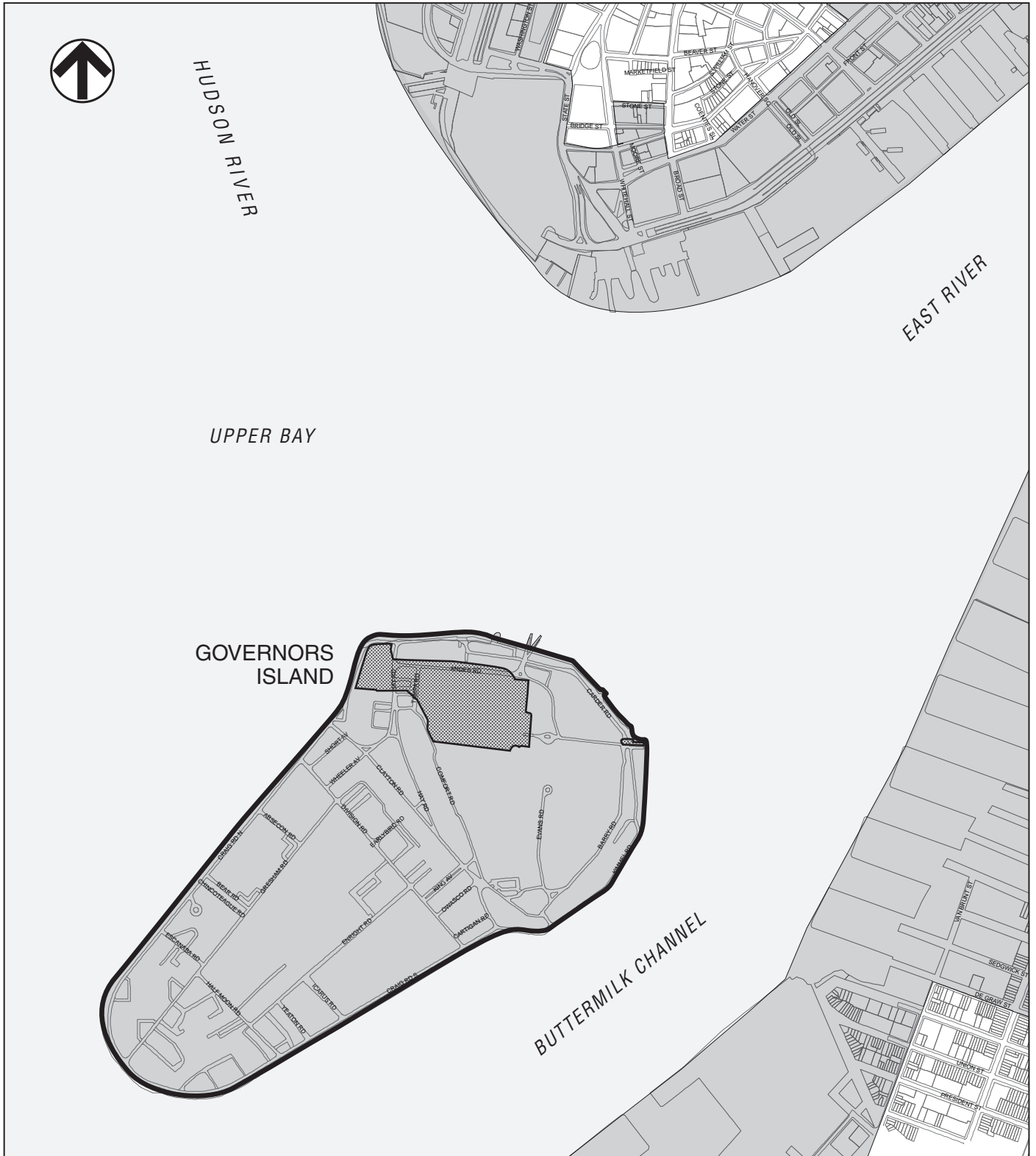
**INSTRUCTIONS:** For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the *CEQR Technical Manual*. Check each box that applies.




- If the proposed project can be demonstrated not to meet or exceed the threshold, check the 'NO' box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the 'YES' box.
- For each 'Yes' response, answer the subsequent questions for that technical area and consult the relevant chapter of the *CEQR Technical Manual* for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether the potential for significant impacts exists. Please note that a 'Yes' answer does not mean that EIS must be prepared—it often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to either provide additional information to support the Full EAS Form. For example, if a question is answered 'No,' an agency may request a short explanation for this response.

YES	NO
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<b>1. LAND USE, ZONING AND PUBLIC POLICY: <i>CEQR Technical Manual, Chapter 4</i></b>		
(a)	Would the proposed project result in a change in land use or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If 'Yes,' complete a preliminary assessment and attach. <b>See "Land Use, Zoning, and Public Policy" section of the attached "Additional Technical Information for EAS Part II"</b>	✓
(b)	Is the project a large, publicly sponsored project? If 'Yes,' complete a PlaNYC assessment and attach.	✓
(c)	Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? If 'Yes,' complete the Consistency Assessment Form. <b>See Figure 13</b>	✓
<b>2. SOCIOECONOMIC CONDITIONS: <i>CEQR Technical Manual, Chapter 5</i></b>		
(a)	Would the proposed project:	
	• Generate a net increase of 200 or more residential units? <sup>1</sup>	✓
	• Generate a net increase of 200,000 or more square feet of commercial space?	✓
	• Directly displace more than 500 residents?	✓
	• Directly displace more than 100 employees?	✓
	• Affect conditions in a specific industry?	✓
(b)	If 'Yes' to any of the above, attach supporting information to answer the following questions, as appropriate. If 'No' was checked for each category above, the remaining questions in this technical area do not need to be answered.	
<b>(1) Direct Residential Displacement</b>		
	If more than 500 residents would be displaced, would these displaced represent more than 5% of the primary study area population?	
	If 'Yes,' is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	
<b>(2) Indirect Residential Displacement</b>		
	Would the expected average incomes of the new population exceed the average incomes of the study area populations?	✓
	If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions?	
	If 'Yes,' would the study area have a significant number of unprotected rental units?	
	Would more than 10 percent of all the housing units be renter-occupied and unprotected?	✓
	Or, would more than 5 percent of all the housing units be renter-occupied and unprotected where no readily observable trend toward increasing rents and new market rate development exists within the study area?	✓

<sup>1</sup> Academic housing



-  Project Area
-  Governors Island National Monument
-  Coastal Zone

0 1000 FEET  
SCALE

		YES	NO
<b>(3) Direct Business Displacement</b>			
Do any of the displaced businesses provide goods or service that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?			
Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?			
Or is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?			
<b>(4) Indirect Business Displacement</b>			
Would the project potentially introduce trends that make it difficult for businesses to remain in the area? <b>To be determined based on DEIS analysis.</b>			
Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated as a result, potential resulting in vacancies and disinvestment on neighborhood commercial streets?			✓
<b>(5) Effects on Industry</b>			
Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?			
Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?			
<b>3. COMMUNITY FACILITIES: CEQR Technical Manual, Chapter 6</b>			
<b>(a)</b> Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?			✓
<b>(b)</b> Would the project exceed any of the thresholds outlines in Table 6-1 in Chapter 6?		✓	
<b>(c)</b> If 'No' was checked above, the remaining questions in this technical area do not need to be answered. If 'Yes' was checked, attach supporting information to answer the following, if applicable.			
<b>(1) Child Care Centers</b>			
Would the project result in a collected utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?			✓
If 'Yes,' would the project increase the collective utilization rate by 5 percent from the No-Action scenario?			
<b>(2) Libraries</b>			
Would the project increase the study area population by 5 percent from the No-Action levels? <b>To be determined based on DEIS analysis.</b>			
If 'Yes,' would the additional population impair the delivery of library services in the study area? <b>To be determined based on DEIS analysis.</b>			
<b>(3) Public Schools</b>			
Would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 105 percent? <b>To be determined based on DEIS analysis.</b>			
If 'Yes,' would the project increase this collective utilization rate by 5 percent from the No-Action scenario? <b>To be determined based on DEIS analysis.</b>			
<b>(4) Health Care Facilities</b>			
Would the project affect the operation of health care facilities in the area? <b>To be determined based on DEIS analysis.</b>			
<b>(5) Fire and Police Protection</b>			
Would the project affect the operation of fire or police protection in the area? <b>To be determined based on DEIS analysis.</b>			
<b>4. OPEN SPACE: CEQR Technical Manual, Chapter 7</b>			
<b>(a)</b> Would the project change or eliminate existing open space?		✓	
<b>(b)</b> Is the project located within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?			✓
<b>(c)</b> If 'Yes,' would the proposed project generate more than 50 additional residents or 125 additional employees?			
<b>(d)</b> Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?			✓
<b>(e)</b> If 'Yes,' would the project generate more than 350 additional residents or 750 additional employees?			
<b>(f)</b> If the project is not located within an underserved or well-served area, would it generate more than 200 additional residents or 500 additional employees?		✓	
<b>(g)</b> If 'Yes' to any of the above questions, attach supporting information to answer the following:			
• Does the project result in a decrease in the open space ratio of more than 5%? <b>To be determined based on DEIS analysis.</b>			
• If the project site is within an underserved area, is the decrease in open space between 1% and 5%?			
• If 'Yes,' are there qualitative considerations, such as the quality of open space, that need to be considered?			

		YES	NO
<b>5. SHADOWS: CEQR Technical Manual, Chapter 8.</b>			
(a)	Would the proposed project result in a net height increase of any structure of 50 feet or more? <b>Project buildings are not yet proposed or designed; see "Shadows" section of the attached "Additional Technical Information for EAS Part II".</b>		
(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? <b>To be determined based on DEIS analysis.</b>		
(c)	If "Yes" to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year. <b>To be determined based on DEIS analysis.</b>		
<b>6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual, Chapter 9</b>			
(a)	Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for, or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District? If "Yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources. See "Historic and Cultural Resources" section of the attached "Additional Technical Information for EAS Part II"	✓	
<b>7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual, Chapter 10</b>			
(a)	Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning? <b>To be determined based on DEIS analysis.</b>		
(b)	Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning? <b>To be determined based on DEIS analysis.</b>		
(c)	If "Yes" to either of the questions above, please provide the information requested in Chapter 10.		
<b>8. NATURAL RESOURCES: CEQR Technical Manual, Chapter 11</b>			
(a)	Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes," complete the Jamaica Bay Watershed Form.		✓
(b)	Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11? If "Yes," list the resources: Attach supporting information on whether the proposed project would affect any of these resources. See "Natural Resources" section of the attached "Additional Technical Information for EAS Part II"	✓	
<b>9. HAZARDOUS MATERIALS: CEQR Technical Manual, Chapter 12</b>			
(a)	Would the proposed project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?		✓
(b)	Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		✓
(c)	Does the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	✓	
(d)	Does the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	✓	
(e)	Does the project result in development where underground and/or aboveground storage tanks (e.g., gas stations) are or were on or near the site?	✓	
(f)	Does the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?	✓	
(g)	Does the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way? <b>Historical incinerator and railyard in southeast portion of the island (Industrial Area).</b>	✓	
(h)	Has a Phase I Environmental Site Assessment been performed for the site? If "Yes," were RECs identified? Briefly identify: <b>Buildings may contain asbestos, lead-based paint, PCB-containing hydraulic fluid, mercury-containing components; USTs and ASTs on the Island; past fuel oil, diesel, and petroleum spills on the Island; historical filling station, railyard, incinerator, dry cleaner and various maintenance uses; hazardous waste storage areas; demolition debris used as fill; unexploded ordnance.</b>	✓	
(i)	Based on a Phase I Assessment, is a Phase II Assessment needed?	✓	
<b>10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual, Chapter 13</b>			
(a)	Would the project result in water demand of more than one million gallons per day?		✓
(b)	Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 sq. ft. or more of commercial space in Manhattan or at least 400 residential units or 150,000 sq. ft. or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		✓
(c)	Is the proposed project located in a separately sewered area and result in the same or greater development than that listed in Table 13-1 in Chapter 13?	✓	
(d)	Does the proposed project involve development on a site five acres or larger where the amount of impervious surface would increase? <b>The site plan of the development zones is not yet proposed or designed; see "Water and Sewer Infrastructure" section of the attached "Additional Technical Information for EAS Part II"</b>	✓	
(e)	Would the proposed project involve development on a site one acre or larger where the amount of impervious surface would increase and is located within the Jamaica Bay Watershed or in certain specific drainage areas including: Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek?		✓
(f)	Would the proposed project be located in an area that is partially sewered or currently unsewered?		✓
(g)	Is the project proposing an industrial facility or activity that would contribute industrial discharges to a WWTP and/or generate contaminated stormwater in a separate storm sewer system?		✓
(h)	Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?		✓
(i)	If "Yes" to any of the above, conduct the appropriate preliminary analyses and attached supporting documentation. See "Water and Sewer Infrastructure" section of the attached "Additional Technical Information for EAS Part II"		



	YES	NO
<b>11. SOLID WASTE AND SANITATION: CEQR Technical Manual, Chapter 14</b>		
(a) Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	✓	
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?		✓
<b>12. ENERGY: CEQR Technical Manual, Chapter 15</b>		
(a) Would the proposed project affect the transmission or generation of energy?		✓
<b>13. TRANSPORTATION: CEQR Technical Manual, Chapter 16</b>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	✓	
(b) If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		
(1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? If "Yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? **It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 in Chapter 16 for more information. <b>To be determined based on DEIS analysis.</b>		
(2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? If "Yes," would the proposed project result per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line? <b>To be determined based on DEIS analysis.</b>		
(3) Would the proposed project result in more than 200 pedestrian trips per project peak hour? If "Yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop? <b>To be determined based on DEIS analysis.</b>		
<b>14. AIR QUALITY: CEQR Technical Manual, Chapter 17</b>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17? <b>To be determined based on DEIS analysis.</b>		
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17? If "Yes," would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph? (attach graph as needed) <b>See "Air Quality" section of the attached "Additional Technical Information for EAS Part II"</b>	✓	
(c) Does the proposed project involve multiple buildings on the project site?	✓	
(d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?		✓
(e) Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		✓
(f) If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
<b>15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual, Chapter 18</b>		
(a) Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?	✓	
(b) If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in Chapter 18?	✓	
(c) If "Yes," attach supporting documentation to answer the following; Would the project be consistent with the City's GHG reduction goal?		
<b>16. NOISE: CEQR Technical Manual, Chapter 19</b>		
(a) Would the proposed project generate or reroute vehicular traffic?	✓	
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of sight to that rail line?		✓
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise? <b>The site plan of the development zones is not yet proposed or designed; see "Noise" section of the attached "Additional Technical Information for EAS Part II"</b>		
(d) Does the proposed project site have existing institutional controls (e.g., E-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		✓
(e) If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
<b>17. PUBLIC HEALTH: CEQR Technical Manual, Chapter 20</b>		
(a) Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20? <b>To be determined based on DEIS analyses of other CEQR analysis areas.</b>		
<b>18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual, Chapter 21</b>		
(a) Based upon the analyses conducted for the following technical areas, check 'Yes' if any of the following technical areas required a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise.	✓	

	YES	NO
If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance in Chapter 21, (b) "Neighborhood Character." Attach a preliminary analysis, if necessary. See "Neighborhood Character" section of the attached "Additional Technical Information for EAS Part II"	<input type="checkbox"/>	<input type="checkbox"/>
<b>19. CONSTRUCTION IMPACTS:</b> <i>CEQR Technical Manual, Chapter 22</i> Would the project's construction activities involve (check all that apply):		
<ul style="list-style-type: none"> <li>• Construction activities lasting longer than two years;</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• Construction activities within a Central Business District or along an arterial or major thoroughfare;</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>• Require closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc); <b>To be determined based on EIS analysis.</b></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out;</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• The operation of several pieces of diesel equipment in a single location at peak construction;</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• Closure of community facilities or disruption in its service; <b>To be determined based on EIS analysis.</b></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• Activities within 400 feet of a historic or cultural resource; or</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>• Disturbance of a site containing natural resources.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent or any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See "Construction" section of the attached "Additional Technical Information for EAS Part II"		

**20. APPLICANT'S CERTIFICATION**

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


Still under oath, I further swear or affirm that I make this statement in my capacity as the

Vice President for Planning, Design and Preservation of The Trust for Governors Island  
APPLICANT/SPONSOR NAME OF THE ENTITY OR OWNER

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

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

Simon Bertrang  
APPLICANT/SPONSOR NAME: LEAD AGENCY REPRESENTATIVE NAME:

  
SIGNATURE: DATE:

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

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## Additional Technical Information for EAS Part II

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### A. LAND USE, ZONING, AND PUBLIC POLICY

Under CEQR, a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed project, describes the zoning and public policies that guide development, and determines whether a proposed project is compatible with those conditions and policies or whether it may affect them. Because the Proposed Project would result in changes to land uses and may require future changes to zoning on Governors Island, an assessment of potential effects of the Proposed Project on land use, zoning and public policy will be prepared for the GEIS as described in the Draft Scope of Work.

Because Phase 1 involves only open space improvements that would be unlikely to affect land use, zoning, and public policy, a preliminary assessment is provided below.

#### PHASE 1 PRELIMINARY ASSESSMENT

Phase 1 of the Proposed Project would implement a series of open space improvements on the Island. As described above, the Island contains vacant buildings, open space, a public high school, artist studios, Trust and National Park Service offices, and several buildings containing accessory park uses. There are no other land uses within ¼-mile of the project site, as the surrounding area consists of the waters of New York Harbor and the Buttermilk Channel.

The Island is zoned R3-2, a residential district that allows single- and two-family houses as well as apartment buildings with a maximum FAR of 0.5 (with an attic allowance of 0.1 FAR). R3-2 zoning also allows community facility uses with a maximum FAR of 1.0. Public open space is also a permitted use under R3-2 zoning. As noted above, the Island is subject to deed restrictions that prohibit residential uses, except residential uses associated with expressly permitted uses, such as education, hospitality, health care, and commercial uses.

Phase 1 would have a positive effect on land use by improving existing open spaces on the Island and opening new areas to public access. The proposed open space uses would be compatible with current land uses on the Island. Phase 1 would not involve any changes to zoning and would not involve the construction of any substantial buildings. The proposed open space uses would be permitted under the existing R3-2 zoning and would be compatible with the deed restrictions. Therefore, Phase 1 would not result in any significant adverse impacts to land use, zoning, and public policy.

The consistency of Phase 1, along with the full development of the Proposed Project, with the Waterfront Revitalization Program will be assessed in the GEIS as described in the Draft Scope of Work.

### B. SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project direct or indirectly changes any of these elements. Although socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of an area. According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed action would result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on specific industries.

The Phase 1 open space improvements would not necessarily result in additional ferry service for access by the public or materially affect overall visitation to the Island. Furthermore, Phase 1 would not introduce any new residential or commercial development, nor would it directly or indirectly displace any residents or employees. Phase 1 would also not

have adverse effects on specific industries. Therefore, Phase 1 of the Proposed Project would not result in any significant adverse socioeconomic impacts, and no further analysis is warranted.

The full development of the Proposed Project would also not affect most of the socioeconomic issues of concern. Full development of the Proposed Project would result in increased visitation to the park and would introduce a new population associated with the future uses in the South Island development zones and the reoccupation of North Island historic buildings. Like Phase 1, the full development of the Proposed Project would not directly displace any residents or businesses. Phase 1 would also not result in direct displacement or any regulatory changes with the potential to affect conditions within a specific industry.

As noted in the potential development scenarios above, it is expected that the Later Phases-Island Redevelopment would introduce more than 200 residential units (i.e., faculty housing), which would exceed the CEQR threshold for analysis of indirect residential displacement. However, the Island is physically separated from other existing residential neighborhoods, and any new academic housing on the Island would not have the potential to affect rents in existing residential areas.

Overall, the full development of the Proposed Project would not result in any significant adverse impacts related to four of the five areas of concern—direct residential displacement, direct business displacement, indirect residential displacement, and adverse effects within a specific industry—and no further analysis is warranted.

With respect to the remaining area of concern—indirect business displacement—the Later Phases-Island Redevelopment would introduce more than more than 200,000 sf of commercial development, which would exceed the CEQR threshold for analysis. The increased activity associated with this development, particularly at the ferry landings off Governors Island, could lead to changes in existing commercial property values. Therefore, an analysis of indirect business displacement will be provided in the GEIS as described in the Draft Scope of Work.

## **C. COMMUNITY FACILITIES**

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

The Proposed Project would not have direct effects on community facilities, because the Proposed Project would not physically displace or alter any community facilities. Phase 1 of the Proposed Project is not anticipated to add a new residential population to the Island or substantially increase the worker or visitor populations. Therefore, Phase 1 would not exceed any of the thresholds for analysis outlined in Table 6-1 of the CEQR Technical Manual. Phase 1 of the Proposed Project would not result in any significant adverse impacts to community facilities, and no further analysis is warranted.

The full development of the Proposed Project would add new dormitories and faculty housing units, which would create increased demand for various community facilities. Furthermore, the full development of the Proposed Project will also increase the worker and visitor populations on the Island. It is expected that the new resident, worker, and visitor populations would increase the demands for certain community services. Therefore, an assessment of potential effects on community facilities will be prepared for the GEIS as described in the Draft Scope of Work.

## **D. OPEN SPACE**

The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an area open space or an indirect effect through increased population size. The threshold for an analysis of indirect effects varies depending on whether the project site is located in an area identified as well-served by open space, underserved, or neither. The Island is not located within an area that has been identified as either underserved or well-served; therefore, an assessment should be conducted if the Proposed Project would increase the study area population by 200 residents or 500 employees.

As described above, Phase 1 of the Proposed Project would consist of a series of open space improvements. Visitation levels are directly affected by weather, operating days and hours and ferry capacity, and programming. As such, the public space improvements themselves would not necessarily result in new employees or visitors exceeding the CEQR threshold of 500, nor would they introduce any new residents to the island. The open space improvements would directly affect existing open space on the Island, but they would not have the potential to result in any significant adverse direct impacts. Therefore, Phase 1 of the Proposed Project would not result in any significant adverse open space impacts, and no further analysis is warranted.

Full development of the Proposed Project would exceed the CEQR thresholds, and would also complete the development of 32 acres of newly designed open space, 9 acres of which would be newly opened to the public. Therefore, an open space analysis will be provided in the GEIS as described in the Draft Scope of Work.

## **E. SHADOWS**

The *CEQR Technical Manual* outlines a shadow assessment for proposed actions that would result in new structures or additions to existing structures greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource such as a publicly-accessible open space, important natural feature, or historic resource with sun-sensitive features.

There are no new structures proposed for Phase 1 of the Proposed Project, and therefore no resulting new shadows. Phase 1 of the Proposed Project would not result in any significant adverse shadows impacts, and no further analysis is warranted.

The Later Phases-Park and Public Spaces would result in new structures—the Shell at Liberty Terrace and a small canopy at Yankee Landing, but these structures have not been fully designed at this time.

The Later Phases-Island Redevelopment would result in new structures to welcome future tenants and visitors in the South Island development zones, but these structures have not been designed or even contemplated at this time. Nonetheless, because the Later Phases-Island Redevelopment would be likely to introduce structures exceeding the CEQR thresholds for analysis, a shadows analysis of the full development of the Proposed Project will be provided in the GEIS as described in the Draft Scope of Work. The shadows analysis for full development of the Proposed Project will identify and map sensitive receptors, including open spaces, historic structures, and important natural features, and describe the distance between these receptors and the development zones; identify the potential users; and describe the proposed vegetation and consider its potential sensitivity to increased shadows.

## **F. HISTORIC AND CULTURAL RESOURCES**

The *CEQR Technical Manual* outlines an assessment of archaeological resources for projects that would result in any in-ground disturbance. The Manual also outlines that architectural resources should be surveyed and assessed if a proposed project would result in any of the following, whether or not any known historic resources are located near the project site: 1) new construction, demolition, or significant physical alteration to any building, structure, or object; 2) a change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; 3) screening or elimination of publicly-accessible views; 4) additions to or significant removal, grading, or replanting of significant historic landscape features; 5) or the introduction of significant new shadows or significant lengthening of the duration of existing shadows on a historic landscape or on a historic structure if the features that make the structure significant depend on sunlight.

For the portions of the Island where in-ground disturbance would occur for the Proposed Project, potential effects on archaeological resources will be analyzed in the GEIS as described in the Draft Scope of Work. For this analysis, existing data will be compiled and synthesized from previous archaeological resources reports. LPC will be asked to review any off-Island sites where excavation is planned and archaeological assessment may be needed at those locations depending on LPC's findings.

The portion of Governors Island north of Division Road is designated as and co-terminus with the Governors Island Historic District, which is a National Historic Landmark District and a New York City Historic District. Fort Jay and Castle Williams, which are within the portion of Governors Island that is administered by the National Parks Service, are within the boundaries of the historic districts and also are individually-designated New York City Landmarks. The portion

of the Island south of Division Road has been determined not to contain any architectural resources by the New York State Office of Parks, Recreation and Historic Preservation and the New York City Landmarks Preservation Commission.

The Proposed Project would result in new construction on the Island and, possibly, off-Island sites and changes to significant historic landscape features. It is possible that elements of the Proposed Project also would result in a change to the scale, visual prominence, or visual context of buildings, structure, object, or landscape feature, or could screen or eliminate certain publicly-accessible views. Therefore, potential effects on architectural resources will be analyzed in the GEIS as described in the Draft Scope of Work.

## **G. URBAN DESIGN AND VISUAL RESOURCES**

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

While Phase 1 does not require re-zoning, it is anticipated that the future development proposed for the Later Phases-Island Redevelopment component would require rezoning all or portions of the Island. Therefore, it is likely that the Later Phases-Island Redevelopment component of the Proposed Project would result in a new building, a new building height, or result in a substantial physical alteration to the streetscape or public space that is not currently allowed by existing zoning. It is also possible that the Later Phases-Island Redevelopment component of the Proposed Project would result in the obstruction of publicly-accessible views to visual resources. Therefore, the GEIS will assess how the Proposed Project would change the island's urban design and visual character and will assess the degree to which the Proposed Project would change or restrict significant views that are currently available to and from Lower Manhattan, Brooklyn, and other locations, as described in the Draft Scope of Work.

## **H. NATURAL RESOURCES**

A natural resources assessment is conducted when such resources are present on or near a project site, and when an action involves disturbance to natural resources. The 2010 *CEQR Technical Manual* defines natural resources as "(1) the City's biodiversity (plants, wildlife and other organisms); (2) any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and (3) any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability."

As described above, the project site is 150 acres of the 172-acre Island, located within Upper New York Harbor. While the completely armored shoreline of the Island eliminates the potential for vegetated tidal wetlands, portions of the northwestern and southern shoreline are considered NYSDEC littoral zone tidal wetlands. Under NYSDEC regulations, littoral zone wetlands refer to any tidal waters less than six feet in depth at mean low water.

The site's terrestrial habitat has been developed with residential, institutional, and other structures and landscaped areas that include lawns maintained for recreation and substantial areas of trees along paved paths and roadways.

Phase 1 and the full development of the Proposed Project could affect aquatic resources or water quality due to construction of the new potable water main or additional stormwater input and in-water work (if any). Terrestrial resources could be affected by the Proposed Project due to removal or enhancement of existing vegetated areas, increased levels of human activity, ferry operations, and other activities. Therefore, the GEIS will provide an assessment of effect on natural resources as described in the Draft Scope of Work.

## **I. HAZARDOUS MATERIALS**

According to CEQR criteria, a hazardous material assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental

exposure. Governors Island has been expanded through extensive landfilling, with fill materials including historical material from the excavations for the Lexington Avenue subway line, ash or other waste materials from industrial processes, and demolition debris. There is information available regarding petroleum storage tank removal activities and past locations where hazardous materials may have been used. Also, since Governors Island was an active military base for over 200 years, it is possible to encounter unexploded ordnance (note that there are a set of precautions currently undertaken during intrusive activities). Therefore, an analysis of hazardous materials will be provided in the GEIS as described in the Draft Scope of Work.

## **J. WATER AND SEWER INFRASTRUCTURE**

The 2010 *CEQR Technical Manual* outlines thresholds for analysis of a project's water demand and its generation of wastewater and stormwater. A preliminary analysis of a project's effects on the water supply system is warranted if a project would result in an exceptionally large demand for water (e.g., those that would use more than 1 million gallons per day [gpd]) or would be located in an area that experiences low water pressure (e.g., Rockaway Peninsula or Coney Island). A preliminary analysis of a project's effects on wastewater or stormwater infrastructure is warranted depending on a project's proposed density, its location, and its potential to increase impervious surfaces.

As described above, Phase 1 of the Proposed Project would consist of a series of open space improvements, not including any new structures. These improvements would not necessarily materially affect overall visitation to the Island, and the park drinking fountains would generate a negligible demand for water. However, because there is currently no potable water supply for the Island, Phase 1 would include construction of a 12-inch water main from Brooklyn to provide potable water to the Island, but this would not induce a large demand for water. The Island is currently served by separate storm and sanitary sewers, and the improvements in Phase 1 would not exceed the thresholds for wastewater and stormwater analysis outlined in Table 13-1 of the *CEQR Technical Manual*. Therefore, Phase 1 of the Proposed Project would not result in any significant adverse impacts to water and sewer infrastructure and no further analysis is warranted.

Full development of the Proposed Project would exceed the thresholds for wastewater and stormwater analysis outlined in Table 13-1 of the *CEQR Technical Manual*. Therefore, an analysis of potential effects on water and sewer infrastructure will be provided in the GEIS as described in the Draft Scope of Work.

## **K. SOLID WASTE AND SANITATION SERVICES**

A solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP or Plan) or with state policy related to the City's integrated solid waste management system. The City's solid waste system includes waste minimization at the point of generation, collection, treatment, recycling, composting, transfer, processing, energy recovery, and disposal.

Based on Citywide solid waste generation rates identified in Table 14-1 of the *CEQR Technical Manual*, Phase 1 of the Proposed Project would generate less than 50 tons per week of solid waste, and therefore would not result in a significant adverse impact. Phase 1 would consist of a series of open space improvements, and would not necessarily materially affect visitation to the Island above the projected 'no action' scenario. Therefore, the solid waste generation associated with Phase 1 would be minimal. Phase 1 would not result in any significant adverse impacts to solid waste and sanitation services, and no further analysis is warranted.

Full development of the Proposed Project would introduce new development that would require sanitation services. Therefore, the GEIS will include an analysis of potential effects on solid waste and sanitation services as described in the Draft Scope of Work.

## **L. ENERGY**

According to the *CEQR Technical Manual*, a detailed assessment of energy impacts would be limited to actions that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway).

Phase 1 of the Proposed Project would result in a negligible demand for energy. Therefore, Phase 1 would not result in any significant adverse energy impacts and no further analysis is warranted.

The full development of the Proposed Project would not affect the transmission or generation of energy or generate substantial indirect consumption of energy. Therefore, in accordance with the manual, the GEIS will simply disclose the Proposed Project's potential energy demand as described in the Draft Scope of Work.

## **M. TRANSPORTATION**

The *CEQR Technical Manual* states that a quantified transportation analysis may be warranted if a Proposed Project is expected to generate more than 50 peak hour vehicle trips at an intersection, 200 peak hour subway, bus, or railroad riders on a transit facility, and 200 peak hour person trips on a pedestrian element.

As stated above, the Phase 1 open space improvements in and of themselves are not expected to necessarily materially affect overall visitation. Several factors contribute to this expectation. First, the open space additions and improvements are consistent with the nature of existing Island uses and other amenities that Governors Island has added or improved upon in recent years. Governors Island, through ramped-up programming and public outreach, has achieved very high and rising levels of visitation in the past several years, contributing to a rising baseline of visitation that will occur without Phase 1 (the "no action" scenario) or with Phase 1 open space improvements. Secondly, much of the open space improvements in the Historic District and South Island will affect areas already utilized by the public. Thirdly, experience has shown that visitation levels are directly affected by weather, the number of operating days and hours, ferry capacity and frequency, and programming – none of which are triggered by Phase 1 open space improvements. Lastly, it should be noted that at peak times, ferries already operate at capacity and increased ferry access is entirely dependent on the operating budget, which is not associated with the proposed Phase 1 improvements. Because Phase 1 itself would not materially affect overall visitation to the Island or result in any new residential or commercial development, it would not generate vehicle, transit, or pedestrian trips exceeding the CEQR thresholds for analysis. Therefore, Phase 1 would not result in any significant adverse transportation impacts and no further analysis is warranted.

In the Later Phases of the Proposed Project, however, there would be specific uses that do not currently exist on Governors Island. These uses are expected to result in changes in transportation operations and the attraction of new trips to the Island. Therefore, the GEIS will provide an assessment of potential effects on transportation as described in the Draft Scope of Work.

## **N. AIR QUALITY**

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

As described above, there would not be enough additional traffic to warrant a quantified analysis of mobile source emissions in Phase 1. However, the Shell in the Later Phases would include fossil fuel-fired heating, ventilation and air conditioning (HVAC) equipment (e.g., boilers, space heaters). Therefore, a stationary source air quality analysis of the Later Phases will be provided in the GEIS as described in the Draft Scope of Work.

The full development of the Proposed Project would result in new stationary and mobile sources of pollutant emissions. Stationary sources could include fossil fuel-fired heat and hot water systems serving buildings in the development zones, as well as laboratory fume hoods in the academic and/or research institution buildings. Mobile sources could include increased ferry traffic, auto traffic to ferry locations off the Island, and truck access to the Island for deliveries and service. Therefore, the GEIS will provide an analysis of the potential air quality impacts of the full development of Proposed Project as described in the Draft Scope of Work.

## **O. GREENHOUSE GAS EMISSIONS**

The *CEQR Technical Manual* outlines a greenhouse gas (GHG) assessment for projects over 350,000 sf. The manual also outlines the consideration of projected climate change impacts on a Proposed Project on a case-by-case basis and in close coordination with City agencies.

Phase 1 of the Proposed Project would not exceed the CEQR threshold for a GHG analysis. However, the development that would result from full development of the Proposed Project would exceed the CEQR analysis threshold for GHG emissions. Furthermore, since the project site is on an island, a discussion of the potential impacts of climate change on



the Proposed Project is warranted. Therefore, the GEIS will include an analysis of the potential effects due to GHGs and climate change as described in the Draft Scope of Work.

## **P. NOISE**

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels.

As described above, there would not be enough additional traffic to warrant a quantified analysis of mobile source noise impacts in Phase 1. In addition, Phase 1 is not expected to result in any new sources of stationary noise, nor would it create any new noise-sensitive uses. Therefore, Phase 1 would not warrant an analysis of stationary-source noise impacts, building attenuation, or noise at new open space areas. Phase 1 would not result in any significant adverse noise impacts and no further analysis is warranted.

The full development of the Proposed Project would result in new mobile-source noise due to transportation to and from the Island, new noise-sensitive uses such as faculty housing, and new noise sources such as the playground for the proposed school. Therefore, an analysis of the potential noise impacts of the Proposed Project will be provided in the GEIS as described in the Draft Scope of Work.

## **Q. PUBLIC HEALTH**

According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any one of these technical areas and the lead agency determines that a public health assessment is warranted, an analysis will be provided for that specific technical area.

## **R. NEIGHBORHOOD CHARACTER**

According to the guidelines of the 2010 *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a Proposed Project has the potential to result in significant adverse impacts in one of the elements that define a neighborhood's character, or when a project may have moderate effects on several of the elements. The character of a neighborhood is established by numerous elements, including land use patterns, the characteristics of its population and economic activities, the scale of its development, the design of its buildings, the presence of notable landmarks, and a variety of other physical features that include noise levels, traffic, and pedestrian patterns. While it is unlikely that Phase 1 would meet this threshold, full development of the Proposed Project is expected to require analysis. Therefore, the GEIS will provide an assessment of the potential neighborhood character impacts of the Proposed Project as described in the Draft Scope of Work.

## **S. CONSTRUCTION**

The *CEQR Technical Manual* calls for an assessment of construction-related impacts, with a focus on transportation, air quality, and noise, as well as consideration of other technical areas such as historic and cultural resources, hazardous materials, and natural resources. Phase 1 of the Proposed Project would involve construction of open space improvement projects in various locations on the island, and would be completed in approximately 14 months. Construction of the Later Phases-Park and Public Spaces and Island Redevelopment components are expected to last several years. Therefore, an analysis of potential construction impacts will be provided in the GEIS as described in the Draft Scope of Work.

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

**INSTRUCTIONS:**

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


1.	For each of the impact categories listed below, consider whether the project may have a significant effect on the environment. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude	<b>Potential Significant Adverse Impact</b>	
		<b>YES</b>	<b>NO</b>
	<b>IMPACT CATEGORY</b>		
	Land Use, Zoning, and Public Policy	X	
	Socioeconomic Conditions	X	
	Community Facilities and Services	X	
	Open Space	X	
	Shadows	X	
	Historic and Cultural Resources	X	
	Urban Design/Visual Resources	X	
	Natural Resources	X	
	Hazardous Materials	X	
	Water and Sewer Infrastructure	X	
	Solid Waste and Sanitation Services	X	
	Energy	X	
	Transportation	X	
	Air Quality	X	
	Greenhouse Gas Emissions	X	
	Noise	X	
	Public Health	X	
	Neighborhood Character	X	
	Construction Impacts	X	
2.	Are there any aspects of the project relevant to the determination whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the project may have a significant impact on the environment.		

**3. LEAD AGENCY'S CERTIFICATION**

Assistant to the Mayor  
TITLE

Robert R. Kulikowski, Ph.D.  
NAME

Office of the Deputy Mayor for Economic Development  
LEAD AGENCY

  
SIGNATURE March 3, 2011

- Check this box if the lead agency has identified one or more potentially significant adverse impacts that MAY occur.**
- Issue *Conditional Negative Declaration***  
 A ***Conditional Negative Declaration*** (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements in 6 NYCRR Part 617.
- Issue *Positive Declaration* and proceed to a draft scope of work for the Environmental Impact Statement.**  
 If the lead agency has determined that the project may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency issues a Positive Declaration.

**NEGATIVE DECLARATION (To Be Completed By Lead Agency)**

**Statement of No Significant Effect**

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

Reasons Supporting this Determination

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

Positive Declaration to be issued.

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

\_\_\_\_\_ TITLE

\_\_\_\_\_ LEAD AGENCY

\_\_\_\_\_ NAME

\_\_\_\_\_ SIGNATURE

For Internal Use Only:

WRP no. \_\_\_\_\_

Date Received: \_\_\_\_\_

DOS no. \_\_\_\_\_

**NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM  
Consistency Assessment Form**

Proposed action subject to CEQR, ULURP, or other Local, State or Federal Agency Discretionary Actions that are situated within New York City's designated Coastal Zone Boundary must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)*. The WRP was adopted as a 197-a Plan by the Council of the City of New York on October 13, 1999, and approved in coordination with local, state and Federal laws and regulations, including the State's Coastal Management Program (Executive Law, Article 42) and the Federal Coastal Zone Management Act of 1972 (P.L. 92-583). As a result of these approvals, state and federal discretionary actions within the city's coastal zone must be consistent to the maximum extent practicable with the WRP policies and the city must be given the opportunity to comment on all state and federal projects within its coastal zone.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, other State Agency or the New York City Department of City Planning in its review of the applicant's certification of consistency.

**A. APPLICANT**

1. Name:

**The Trust for Governors Island**

Address:

**10 South Street, Slip 7, New York, NY 10004**

3. Telephone:

**212-440-2233**

Fax:

**212-480-4320**

E-mail Address:

**sbertrang@govisland.nyc.gov**

4. Project site owner:

**The Trust for Governors Island**

**B. PROPOSED ACTIVITY**

1. Brief description of activity:

**Governors Island Corporation, doing business as the Trust for Governors Island (“the Trust”) is proposing the Phased Redevelopment of Governors Island (“the Proposed Project”) on 150 acres of the 172-acre Governors Island (“the Island”) in the Borough of Manhattan. The Trust has developed a Park and Public Space Master Plan for 87 acres of publicly accessible open space across its 150-acre parcel. Plans for Phase 1 of the Park and Public Space Master Plan would involve the implementation of approximately \$78.5 million of park and public space enhancements expected to be complete by 2013. The first phase would be improvements to the Historic District including Soissons Landing, the South Battery, Liggett Terrace, and improvements to approximately 22 acres of open space in the center of the South Island to create Hammock Grove and the Play Lawn. This phase would also include infrastructure improvements to bring potable water to the Island by constructing a 12-inch water main from Brooklyn to the Island. Future phases of the Park and Public Space Master Plan would provide 32 acres of newly designed open space through the center and perimeter of the South Island. The Park and Public Space Master Plan identifies the currently vacant North Island historic buildings that would be retenanted; and locations for development of new uses in two separate development zone areas in the South Island totaling 33 acres. For the future, several scenarios were developed that could represent a reasonable range of new development that could occur in conformance with the current real estate use covenants. These include a primarily University/Research option (URO) and a predominantly Mixed-Use option (MUO), both of which would provide equivalent amounts of development—approximately 3 million square feet.**

2. Purpose of activity:  
**The purpose and need for the Proposed Project is to bring Governors Island back to life for the people of the City and State of New York, after centuries of use as a military base. The creation of great new public open space would not only be an important public benefit resource of its own, but would also catalyze Island redevelopment. The later phases of redevelopment (existing and new buildings) would fulfill the Trust's mission while ensuring the Island's financial sustainability, and meeting the transfer deed requirements.**
- 
3. Location of activity: Borough:  
**Governors Island** **Manhattan**
- 
- Street Address or Site Description:  
**Governors Island (single site, consists of the island)**
- 
4. If a federal or state permit or license was issued or is required for the proposed activity, identify the permit type(s), the authorizing agency and provide the application or permit number(s), if known:  
**State permits that may be required for Phase I include State Pollutant Discharge Elimination System (SPDES) permit from the New York State Department of Environmental Conservation (NYSDEC) for the discharge of stormwater from construction activities, and wastewater, and from the US Army Corps of Engineers (USACE) under Section 404 for the construction of the water main. Additional permits may be required for future phases, including additional SPDES permits from NYSDEC for the discharge of stormwater from construction activities and wastewater, authorization from the USACE under Section 404 and/or Section 10 of the Rivers and Harbors Act for in-water work, and NYSDEC air permits related to potential future research/academic laboratory uses.**
- 
5. Is federal or state funding being used to finance the project? If so, please identify the funding source(s).  
**No. Funding would be provided by the City of New York.**
- 
6. Will the proposed project result in any large physical change to a site within the coastal area that will require the preparation of an environmental impact statement? **Yes** **No**  
 If yes, identify Lead Agency: **X** \_\_\_\_\_  
**New York City Office of the Deputy Mayor for Economic Development**
- 
7. Identify City discretionary actions, such as **zoning amendment or adoption of an urban renewal plan**, required for the proposed project.  
**Phase I, City discretionary approvals would include approval of funding for construction. Later phases would include associated zoning approvals, including special permits, modifications, variances, and/or authorizations.**
- 

### C. COASTAL ASSESSMENT

The following questions represent, in a broad sense, the policy of the WRP. The number in the parentheses after each question indicated the policy or policies that are the focus of the question. A detailed explanation of the Waterfront Revitalization Program and its policies are contained in the publication the *New York City Waterfront Revitalization Program*.

Check either "Yes" or "No" for each of the following questions. Once the checklist is completed, assess how the proposed project affects the policy or standards indicated in "( )" after each question with a Yes response. Explain how the action is consistent with the goals of the policy or standard.

<b>Location Questions:</b>	<b>Yes</b>	<b>No</b>
1. Is the project site on the waterfront or at the water's edge? <b>The project site is Governors Island—surrounded by the Upper New York Harbor and Buttermilk Channel.</b>	<b>X</b>	_____
2. Does the proposed project require a waterfront site? <b>The goal of the project is to create a vibrant, mixed-use destination, including waterfront public parks and open space, on Governors Island.</b>	<b>X</b>	_____
3. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land underwater, or coastal waters? <b>Phase 1 would involve improvements to Soissons Landing and the South Battery. Improvements at Soissons Landing would include replacement of a portion of pavement with lawn and addition of shade trees. Improvements at the South Battery would include replacement of asphalt with lawn and trees. In addition, a 12-inch water main would be installed from a New York City Department of Environmental Protection (NYCDEP) vault on Sackett Street, Brooklyn, under Buttermilk Channel to the east side of Governors Island. Later phases would result in physical alterations to create new open space and development.</b>	<b>X</b>	_____

**Policy Questions:**

**Yes**

**No**

The following questions represent, in a broad sense, the policies of the WRP. Numbers in parentheses after each question indicate the policy or policies addressed by the question. The new Waterfront Revitalization Program offers detailed explanations of the policies, including criteria for consistency determinations.

Check either “Yes” or “No” for each of the following questions. For all “yes” responses, provide an attachment assessing the effects of the proposed activity on the relevant policies or standards. Explain how the action would be consistent with the goals of those policies and standards.

4.	Will the proposed project result in revitalization or redevelopment of a deteriorated or under- used waterfront site? (1)  <b>The project would revitalize and make improvements to existing public open space on Governors Island and add a total of 32 acres of open space newly designed and opened to the public.</b>	<u>X</u>	_____
5.	Is the project site appropriate for residential or commercial redevelopment? (1.1)  <b>The Island is subject to deed restrictions that require and prohibit certain uses. The deed prohibits residential uses, except for those residential uses associated with expressly permitted uses, such as education, hospitality, health care, and commercial uses. Phase 1 of the project would not involve residential or commercial redevelopment. However, future phases may include academic and/or research institution space, lab space or similar uses, housing for students and faculty, a conference center/hotel, commercial office use, cultural uses (e.g., galleries or museums), entertainment uses, other commercial uses, educational uses, and recreation facilities, consistent with deed restrictions.</b>	<u>X</u>	_____
6.	Will the action result in a change in scale or character of a neighborhood? (1.2)  <b>Phase 1 would result in result in improvements to the Historic District, including Soissons Landing, the South Battery, Liggett Terrace and to approximately 22 acres of open space in the center of the South Island. Future phases would result in a change from the existing landfill area with more modern buildings to additional open space areas and development and construction of new buildings in two possible future development areas.</b>	<u>X</u>	_____
7.	Will the proposed activity require provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (1.3)  <b>Governors Island is currently served by public sewer and a separate storm sewer system. As the former potable water supply is no longer serviceable, Phase 1 would include construction of a 12-inch water main from Brooklyn to provide potable water to the Island. The water main will connect from a NYCDEP vault on Sackett Street under Buttermilk Channel to existing island water infrastructure on the east side of the Island.</b>	_____	<u>X</u>

Policy Questions cont'd:		Yes	No
8.	Is the action located in one of the designated Significant Maritime and Industrial Areas (SMIA): South Bronx, Newtown Creek, Brooklyn Navy Yard, Red Hook, Sunset Park, or Staten Island? (2)	_____	<b>X</b>
9.	Are there any waterfront structures, such as piers, docks, bulkheads or wharves, located on the project sites? (2)  <b>The project site includes 3 large piers located along Buttermilk Channel: Yankee Pier, Tango Pier, and Lima Pier. The project site also includes a smaller pier (Pier 101) and a dock (Omaha Dock), all along Buttermilk Channel. In addition, Soissons Dock/Landing is located at the north end of the Island. The Brooklyn Battery Tunnel Ventilator is located between Soissons Dock and Pier 101.</b>	<b>X</b>	_____
10.	Would the action involve the siting or construction of a facility essential to the generation or transmission of energy, or a natural gas facility, or would it develop new energy resources? (2.1)	_____	<b>X</b>
11.	Does the action involve the siting of a working waterfront use outside of a SMIA? (2.2)	_____	<b>X</b>
12.	Does the proposed project involve infrastructure improvement, such as construction or repair of piers, docks, or bulkheads? (2.3, 3.2)  <b>Phase 1 would include upland-only improvements at Soissons Landing and construction of a 12-inch water main from Brooklyn to provide potable water to the Island. Future phases may include improvements to in-water structures such as Yankee Landing and in-water modifications to existing bulkheads.</b>	<b>X</b>	_____
13.	Would the action involve mining, dredging, or dredge disposal, or placement of dredged or fill materials in coastal waters? (2.3, 3.1, 4, 5.3, 6.3)  <b>No mining, dredging, dredged material disposal or placement of dredged or fill materials in coastal waters would occur as part of Phase I. The water main constructed under Phase I would be installed using a trenchless method such as horizontal directional drilling and would not result in the dredging or placement of fill within coastal waters. Future phases may require minimal excavation or placement of fill along the shoreline for storm sewer outlets.</b>	<b>X</b>	_____
14.	Would the action be located in a commercial or recreational boating center, such as City Island, Sheepshead Bay or Great Kills or an area devoted to water-dependent transportation? (3)  <b>The action would not be located in a commercial or recreational boating center but would be located on an island dependent on water-dependent transportation to access and exit the island. Construction of the water main would be located in an active navigable channel (Buttermilk Channel) but construction would be designed to minimize disturbance to marine traffic. Future phases of the project are expected to include development of additional water transportation support uses on Governors Island.</b>	<b>X</b>	_____
15.	Would the proposed project have an adverse effect upon the land or water uses within a commercial or recreation boating center or water-dependent transportation center? (3.1)  <b>Phase 1 would not have any adverse effect upon land or water uses within a commercial or recreation boating center or water-dependent transportation center. Future phases would require increased ferry access to the Island. Installation of the water main along Buttermilk Channel would not be expected to adversely affect commercial or recreational boating.</b>	_____	<b>X</b>
16.	Would the proposed project create any conflicts between commercial and recreational boating? (3.2)  <b>See response to Question 15.</b>	_____	<b>X</b>
17.	Does the proposed project involve any boating activity that would have an impact on the aquatic environment or surrounding land and water uses? (3.3)	_____	<b>X</b>
18.	Is the action located in one of the designated Special Natural Waterfront Areas (SNWA): Long Island Sound-East River, Jamaica Bay, or Northwest Staten Island? (4 and 9.2)	_____	<b>X</b>

<b>Policy Questions cont'd:</b>		<b>Yes</b>	<b>No</b>
19.	Is the project site in or adjacent to a Significant Coastal Fish and Wildlife Habitats? (4.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20.	Is the site located within or adjacent to a Recognized Ecological Complex: South Shore of Staten Island or Riverdale Natural Area District? (4.1 and 9.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21.	Would the action involve any activity in or near a tidal or freshwater wetland? (4.2)  <b>While the completely armored shoreline of the Island eliminates the potential for vegetated tidal wetlands, portions of the northwestern and southern shoreline are considered NYSDEC littoral zone tidal wetlands. Phase 1 would not involve any activity within these littoral zone tidal wetland areas. Future phases may result in limited activity within littoral zone tidal wetlands for storm sewer outlets and/or in-water activities associated with use of the existing piers.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22.	Does the project site contain a rare ecological community or would the proposed project affect a vulnerable plant, fish, or wildlife species? (4.3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23.	Would the action have any effects on commercial or recreational use of fish resources? (4.4)  <b>The project would have the potential to increase recreational fishing on the Island.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24.	Would the proposed project in any way affect the water quality classification of nearby waters or be unable to be consistent with that classification? (5)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25.	Would the action result in any direct or indirect discharges, including toxins, hazardous substances, or other pollutants, effluent, or waste, into any waterbody? (5.1)  <b>Phase 1 is not expected to result in any direct or indirect discharges into a waterbody. Any discharges that may occur during construction of the water main would be temporary and would be regulated under the applicable in-water construction permits.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26.	Would the action result in the draining of stormwater runoff or sewer overflows into coastal waters? (5.1)  <b>Phase 1 is not expected to result in any increase in stormwater runoff or sewer overflows, but would be expected to result in a reduction of stormwater discharged to the Upper Bay due to the decrease in impervious cover that would result from the proposed conversion of areas of asphalt to lawn. Stormwater discharges under Phase I and future phases would be regulated under the General SPDES permit GP-0-10-001 Stormwater Discharges from Construction Activity.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27.	Will any activity associated with the project generate nonpoint source pollution? (5.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28.	Would the action cause violations of the National or State air quality standards? (5.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29.	Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30.	Will the project involve the excavation or placing of fill in or near navigable waters, marshes, estuaries, tidal marshes or other wetlands? (5.3)  <b>While the completely armored shoreline of the Island eliminates the potential for vegetated tidal wetlands, portions of the northwestern and southern shoreline are considered NYSDEC littoral zone tidal wetlands. Phase 1 would not involve any activity within these littoral zone tidal wetland areas. Future phases may result in limited activity within littoral zone tidal wetlands for storm sewer outlets and/or in-water activities associated with use of the existing piers.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
31.	Would the proposed action have any effects on surface or ground water supplies? (5.4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**Policy Questions cont'd:**

**Yes**

**No**

32.	<p>Would the action result in any activities within a Federally designated flood hazard area or State designated erosion hazards area? (6)</p> <p><b>The entire shoreline of Governors Island is classified as FEMA Zone A (100-year floodplain) and the western and southern shorelines are classified as FEMA Zone V (100-year floodplain with velocity (wave action)). The remained of Governors Island is classified as either Zone B (500-year floodplain, Critical Action Floodplains-development limitations due to flooding potential) or as Zone C (within 500-year floodplain, minimal to no flooding). No buildings would be constructed as part of Phase I. Structures constructed as part of future phases would be consistent with the New York City Building code for construction within the floodplain.</b></p>	<p><u>          </u></p> <p><b>X</b></p>	<p><u>          </u></p> <p>          </p>
33.	<p>Would the action result in any construction activities that would lead to erosion? (6)</p>	<p><u>          </u></p> <p>          </p>	<p><b>X</b></p>
34.	<p>Would the action involve construction or reconstruction of flood or erosion control structure? (6.1)</p>	<p><u>          </u></p> <p>          </p>	<p><b>X</b></p>
35.	<p>Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1)</p>	<p><u>          </u></p> <p>          </p>	<p><b>X</b></p>
36.	<p>Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2)</p>	<p><u>          </u></p> <p>          </p>	<p><b>X</b></p>
37.	<p>Would the proposed project affect a non-renewable source of sand? (6.3)</p>	<p><u>          </u></p> <p>          </p>	<p><b>X</b></p>
38.	<p>Would the action result in shipping, handling, or storing of solid wastes; hazardous materials, or other pollutants? (7)</p> <p><b>Phase 1 would not involve the shipping, handling, or storing of solid wastes, hazardous materials, or other pollutants. Phase 1 would generate less than 50 tons per week of solid waste, and therefore would not result in a significant adverse impact based on the CEQR Technical Manual. However, future phases would introduce new development that would require sanitation services.</b></p>	<p><b>X</b></p>	<p><u>          </u></p> <p>          </p>
39.	<p>Would the action affect any sites that have been used as landfills? (7.1)</p>	<p><u>          </u></p> <p>          </p>	<p><b>X</b></p>
40.	<p>Would the action result in development of a site that may contain contamination or has a history of underground fuel tanks, oil spills, or other form or petroleum product use or storage? (7.2)</p> <p><b>Governors Island has been expanded through extensive landfilling, with fill materials including historical material from excavations for the Lexington Avenue subway line, ash or other waste materials from industrial processes, and demolition debris. There is information available regarding petroleum storage tank removal activities and past locations where hazardous materials may have been used. Also, since Governors Island was an active military base for over 200 years, it is possible to encounter unexploded ordnance.</b></p>	<p><b>X</b></p>	<p><u>          </u></p> <p>          </p>
41.	<p>Will the proposed activity result in any transport, storage, treatment, or disposal of solid wastes or hazardous materials, or the siting of a solid or hazardous waste facility? (7.3)</p> <p><b>Phase 1 would not involve transport, storage, treatment, or disposal of hazardous materials, and would result in the generation of less than 50 tons per week of solid waste. Because of past activities that have occurred on Governors Island, future phases would have the potential to result in the transport of solid or hazardous wastes.</b></p>	<p><b>X</b></p>	<p><u>          </u></p> <p>          </p>

<b>Policy Questions cont'd:</b>		<b>Yes</b>	<b>No</b>
42.	Would the action result in a reduction of existing or required access to or along coastal waters, public access areas, or public parks or open spaces? (8) <b>The project would increase access through the creation of new public open space.</b>	_____	<u>      X      </u>
43.	Will the proposed project affect or be located in, on, or adjacent to any federal, state, or city park or other land in public ownership protected for open space preservation? (8) <b>Phase 1 of the project would be located in and adjacent to existing public open space and will benefit these existing open spaces through a number of improvements as well as creation of additional newly designed open space areas.</b>	<u>      X      </u>	_____
44.	Would the action result in the provision of open space without the provision for its maintenance? (8.1) <b>Phase 1 of the project will be specifically aimed at making improvements to existing open space as well as the creation of new open space on the South Island. Future phases will include park maintenance facilities for all public open spaces. Provision for the maintenance of Phase 1 and Later Phases open space will be provided for through park maintenance facilities and operating funding.</b>	_____	<u>      X      </u>
45.	Would the action result in any development along the shoreline but NOT include new water enhanced or water dependent recreational space? (8.2) <b>The project is specifically intended to create and/or improve water enhanced or water dependent recreational space.</b>	_____	<u>      X      </u>
46.	Will the proposed project impede visual access to coastal lands, waters and open space? (8.3) <b>Phase I would not affect visual access to coastal lands, waters and open space. Future phases would have the potential to result in new building, a new building height, or result in a substantial physical alteration to the streetscape or public space that would result in obstruction of publicly-accessible views to visual resources.</b>	<u>      X      </u>	_____
47.	Does the proposed project involve publically owned or acquired land that could accommodate waterfront open space or recreation? (8.4) <b>The project is specifically intended to accommodate waterfront open space or recreation through the creation of new open space and improvement of existing open space.</b>	<u>      X      </u>	_____
48.	Does the project site involve lands or waters held in public trust by the state or city? (8.5) <b>Governors Island Corporation, doing business as the Trust for Governors Island (the Trust), is a not-for-profit corporation and instrumentality of the City of New York. The trust holds title to 150 acres of the 172-acre island. The remaining 22-acre portion of the island is a National Monument owned and operated by the national Park Service.</b>	<u>      X      </u>	_____
49.	Would the action affect natural or built resources that contribute to the scenic quality of a coastal area? (9) <b>The project will make improvements to natural and built resources that contribute to the scenic quality of Governors Islands.</b>	<u>      X      </u>	_____
50.	Does the site currently include elements that degrade the area's scenic quality or block views to the water? (9.1)	_____	<u>      X      </u>
51.	Would the proposed action have a significant adverse impact on historic, archeological, or cultural resources? (10) <b>Potential effects on historic, archaeological, or cultural resources will be examined in the GEIS.</b>	_____	_____
52.	Will the proposed activity affect or be located in, on, or adjacent to an historic resource listed on the National or State Register of Historic Places, or designated as a landmark by the City of New York? (10) <b>The project would be located in and adjacent to the Governors Island Historic District—a National Historic Landmark District and a New York City Historic District. The project is also adjacent to the Governors Island National Monument, a federal national landmark which includes Fort Jay and Castle Williams.</b>	<u>      X      </u>	_____

**D. CERTIFICATION**

The applicant must certify that the proposed activity is consistent with New York City's Waterfront Revitalization Program, pursuant to the New York State Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If the certification can be made, complete this section.

"The proposed activity complies with New York State's Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent Name: The Trust for Governors Island/Simon Bertrang, VP of Planning and Design

Address: 10 South Street, Slip 7, New York, NY 10004

Telephone 212-440-2233

Applicant/Agent Signature:  Date: 3/3/11