

**250 Water Street
Environmental Assessment Statement
11/12/20**



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

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

Part I: GENERAL INFORMATION

PROJECT NAME

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency) 21DCP084M	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) TBD	OTHER REFERENCE NUMBER(S) (if applicable) (e.g., legislative intro, CAPA)

2a. Lead Agency Information

NAME OF LEAD AGENCY
New York City Planning Commission

NAME OF LEAD AGENCY CONTACT PERSON
Olga Abinader, Director
Environmental Assessment and Review Division
New York City Department of City Planning

ADDRESS 120 Broadway, 31st Floor

CITY New York STATE NY ZIP 10261
TELEPHONE 212-730-3493 EMAIL
oabinad@planning.nyc.gov

2b. Applicant Information

NAME OF APPLICANT
250 Seaport District, LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
Saul Scherl

ADDRESS 199 Water Street

CITY New York STATE NY ZIP 10038
TELEPHONE 646-762-4755 EMAIL
saul.scherl@howardhughes.com

3. Action Classification and Type

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4 (b) (9)

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

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

4. Project Description

The applicant, 250 Seaport District, LLC, proposes the construction of an approximately 912,762-gsf mixed-use building containing market-rate and affordable housing, retail, office, and community facility spaces as well as parking (the proposed project) at 250 Water Street (the development site) in the South Street Seaport neighborhood of Manhattan, Community District 1. The proposed project would also facilitate the restoration, reopening, and potential expansion of the South Street Seaport Museum (the museum). The development site and museum are located within the South Street Seaport Subdistrict of the Special Lower Manhattan District. To facilitate the proposed project, the applicant is proposing the following actions: (i) a special permit for bulk modifications on the development site, a development rights distribution from an area generally corresponding to the Pier 17 Large-Scale General Development to the development site, and potential streetscape, site plan and district improvements in the affected area; (ii) possible zoning text amendments to the special permit and special purpose district text; (iii) and an authorization for a curb cut on Pearl Street, to enable a mixed-use development at the development site with affordable units under MIH parameters.

In addition, other actions may include, as necessary, disposition actions authorizing the sale of development rights and funding decisions, if needed, to effectuate other changes to the affected area.

The project area includes the development site at 250 Water Street (Block 98, Lot 1), the museum site occupying the southern portion of the block located between Burling Slip/John Street, South Street, and Fulton Street (a portion of Block 74, Lot 1), and several additional areas that may include streetscape, open space or other improvements pursuant to the special permit (see Figure 1). These include Titanic Park (Block 95, Lot 101), Pier 16 (Block 73, Lot 8), Peck Slip between Pearl Street and Water Street, Water Street between Fulton Street and Peck Slip, Front Street between Burling Slip/John Street and Beekman Street, and Fulton Street between Water Street and South Street. In addition the project area includes the sites of Pier 17 (Block 73, Lot 10) and the "Tin Building" (Block 73, Lot 11) for the distribution of development rights to the development site at 250 Water Street and site plan improvements for that location.

Project Location		
BOROUGH Manhattan	COMMUNITY DISTRICT(S) 1	STREET ADDRESS 250 Water Street and 89 South Street
TAX BLOCK(S) AND LOT(S) Development Site: - Block 98, Lot 1 Museum Site: - Block 74, a portion of Lot 1 Additional Affected Areas: - Pier 16 (Block 73, Lot 8) - Pier 17 (Block 73, Lot 10) - Tin Building (Block 73, Lot 11) - Titanic Park (Block 95, Lot 1) - Peck Slip between Pearl Steet and Water Street - Water Street between Fulton Street and Peck Slip - Front Street between Burling Slip and Beekman Street - Fulton Street between South Street and Water Street		ZIP CODE 10038
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Development Site: Pearl Street to the northwest, Peck Slip to the northeast, Water Street to the southeast, and Beekman Street to the southwest. Museum Site: Front Street to the northwest, Fulton Street to the northeast, South Street to the southeast, and Burling Slip to the southwest.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C6-2A (Special Lower Manhattan District; South Street Seaport Subdistrict)		ZONING SECTIONAL MAP NUMBER 12b
5. Required Actions or Approvals (check all that apply)		
City Planning Commission: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP)		
<input type="checkbox"/> CITY MAP AMENDMENT <input type="checkbox"/> ZONING CERTIFICATION <input type="checkbox"/> CONCESSION <input type="checkbox"/> ZONING MAP AMENDMENT <input checked="" type="checkbox"/> ZONING AUTHORIZATION <input type="checkbox"/> UDAAP <input checked="" type="checkbox"/> ZONING TEXT AMENDMENT <input type="checkbox"/> ACQUISITION—REAL PROPERTY <input type="checkbox"/> REVOCABLE CONSENT <input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY <input checked="" type="checkbox"/> DISPOSITION—REAL PROPERTY <input type="checkbox"/> FRANCHISE <input type="checkbox"/> HOUSING PLAN & PROJECT <input type="checkbox"/> OTHER, explain: <input checked="" type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:		
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION To Come		
Board of Standards and Appeals: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<input type="checkbox"/> VARIANCE (use) <input type="checkbox"/> VARIANCE (bulk) <input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:		
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION		
Department of Environmental Protection: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "yes," specify: Brownfield Cleanup Program		
Other City Approvals Subject to CEQR (check all that apply)		
<input type="checkbox"/> LEGISLATION <input type="checkbox"/> FUNDING OF CONSTRUCTION, specify: <input type="checkbox"/> RULEMAKING <input type="checkbox"/> POLICY OR PLAN, specify: <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES <input type="checkbox"/> FUNDING OF PROGRAMS, specify: <input type="checkbox"/> 384(b)(4) APPROVAL <input type="checkbox"/> PERMITS, specify: <input checked="" type="checkbox"/> OTHER, explain: Disposition		
Other City Approvals Not Subject to CEQR (check all that apply)		
<input checked="" type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) <input checked="" type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL <input type="checkbox"/> OTHER, explain:		
State or Federal Actions/Approvals/Funding: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:		
6. Site Description: The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area. Graphics: The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may		

not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.

- ☒ SITE LOCATION MAP
 ☒ ZONING MAP
 ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP
 ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☐ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.):
 Development Site: ~48,000 sf
 Museum Site: ~21,500 sf
 Roads, buildings, and other paved surfaces (sq. ft.):
 Development Site: ~48,000 sf
 Museum Site: ~21,500 sf

Waterbody area (sq. ft.) and type: 0 sf
 Other, describe (sq. ft.): 0 sf

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet):

Proposed Project: 912,672 gsf
 Renovated and Reopened Museum: 54,308 gsf
 Potential Museum Expansion: 32,383 gsf
 Total: 999,453 gsf

NUMBER OF BUILDINGS:

Proposed Project: 1
 Renovated and Reopened Museum: 2
 Potential Museum Expansion: 1

HEIGHT OF EACH BUILDING (ft.):

Proposed Project: 470 ft
 Renovated and Reopened Museum: 61-65 ft
 Potential Museum Expansion: 62 ft

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):

Proposed Project: 912,672 gsf
 Renovated and Reopened Museum: 54,308 gsf
 Potential Museum Expansion: 32,383 gsf
 NUMBER OF STORIES OF EACH BUILDING:
 Proposed Project North Tower: 37
 Proposed Project South Tower: 38
 Renovated and Reopened Museum: 6
 Potential Museum Expansion: 7

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

If "yes," specify: The total square feet owned or controlled by the applicant: Development Site: ~48,000 sf

The total square feet not owned or controlled by the applicant: Museum Site: ~21,500 sf

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

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

AREA OF TEMPORARY DISTURBANCE:

Development Site: ~48,000 sf
 Potential Museum Expansion: ~5,500 sf sq. ft. (width x length)

VOLUME OF DISTURBANCE:

Development Site: ~960,000 cf
 Potential Museum Expansion: ~110,000 cf cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE:

Development Site: ~48,000 sf
 Potential Museum Expansion: ~5,500 sf sq. ft. (width x length)

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

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2026

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: ~60 months

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Construction will begin with site excavation, followed by the pouring of the foundation, the erection of the building structure, and finally by interior fitout.

9. Predominant Land Use in the Vicinity of the Project (check all that apply)

☒ RESIDENTIAL
 ☐ MANUFACTURING
 ☒ COMMERCIAL
 ☒ PARK/FOREST/OPEN SPACE
 ☒ OTHER, specify:
 Transportation and Utility

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

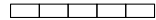
The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures		Multi-family elevator apartments	Multi-family elevator apartments	
No. of dwelling units		303	640	(+) 338
No. of low- to moderate-income units		0	160	(+) 160
Gross floor area (sq. ft.)		302,670	640,186	(+) 337,516
Commercial	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)		Retail	Office and Retail	(+) Office
Gross floor area (sq. ft.)		19,730 (Retail)	9,690 (Retail) 257,886 (Office)	(-) 10,040 Retail (+) 257,886 Office
Manufacturing/Industrial	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type	South Street Seaport Museum	TBD	TBD	
Gross floor area (sq. ft.)	66,543	5,000 (Development Site)	5,000 (Development Site) 86,691 (Museum Site)	(+) 86,691 (Museum Site)
Vacant Land	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
Publicly Accessible Open Space	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
PARKING				
Garages	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces			0	
No. of accessory spaces		65	128	(+) 63
Operating hours				
Attended or non-attended				
Lots	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	~400			
No. of accessory spaces				
Operating hours				
Other (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
POPULATION				
Residents	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:		578	1223	(+) 645
Briefly explain how the number of residents was calculated:	Residents were calculated by multiplying the proposed number of units in each scenario (approximately 303 and 640) by the average household size for Manhattan CD1 in the 2010 Census (1.91 persons per household).			
Businesses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	Existing South Street Seaport Museum	Retail, Community Facility, Residential Staff	Retail, Office, Community Facility, Residential Staff	(+) Office
No. and type of workers by business	67 Museum Staff	49 Retail Workers 5 Community Facility Workers 12 Residential Staff	24 Retail Workers 1,032 Office Workers 5 Community Facility Workers 26 Residential Staff 87 Museum Staff	(-) 25 Retail Workers (+) 1,032 Office Workers (+) 14 Residential Staff (+) 87 Museum Staff
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Workers were calculated using standard CEQR employment rates of 250 gsf per office worker, 400 gsf per retail worker, 1 residential staff per 25 dwelling units, and 1,000 gsf per community facility worker.			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	C6-2A (South Street Seaport Subdistrict)	C6-2A (South Street Seaport Subdistrict)	C6-2A (South Street Seaport Subdistrict)	(+) Special Permit
Maximum amount of floor area that can be developed	2.0 FAR Com 4.0 FAR Res 4.0 FAR CF	5.98 FAR Res; 0.39 FAR Com; 0.10 FAR CF	10.75 FAR Res 4.91 FAR Com 0.10 FAR CF	(+) 4.77 FAR Res (+) 4.52 FAR Com
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project				
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

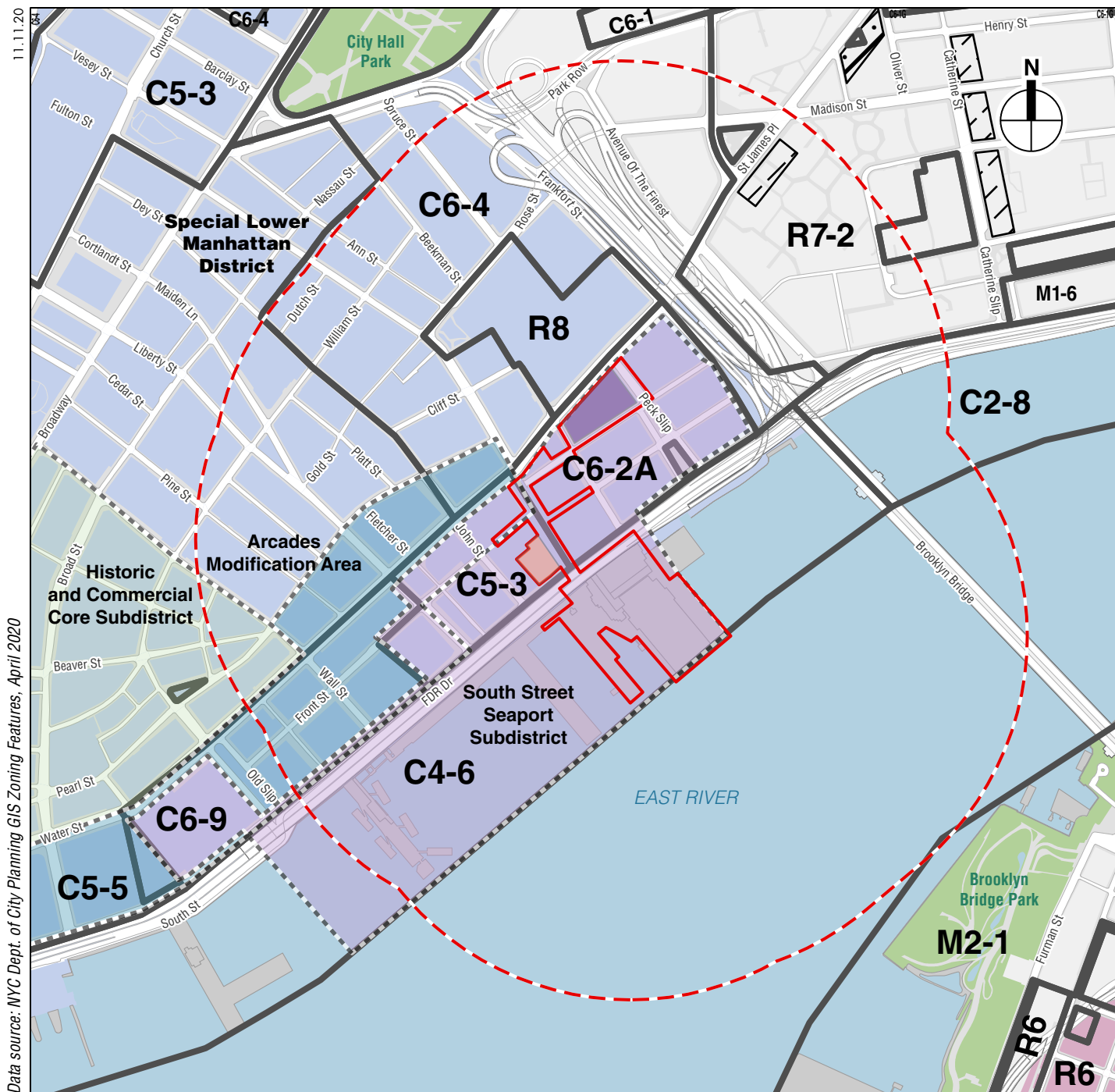


0 500 FEET



- Project Area
- Study Area Boundary (1/4-mile perimeter)
- Development Site
- Museum Site





Data source: NYC Dept. of City Planning GIS Zoning Features, April 2020

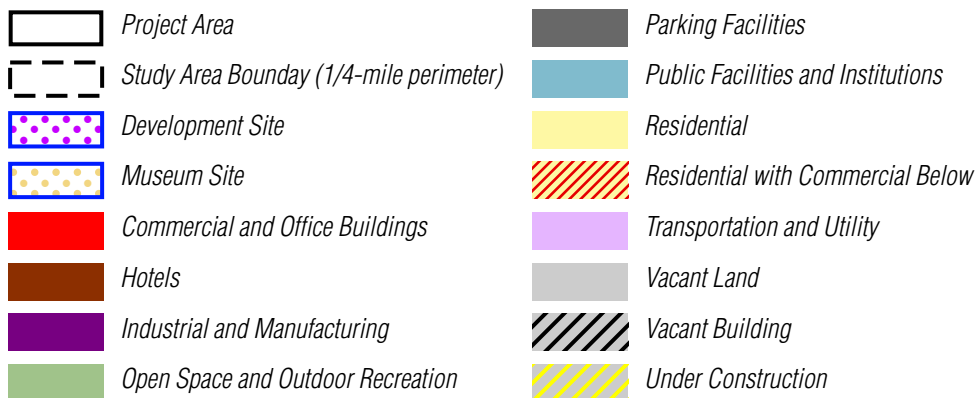
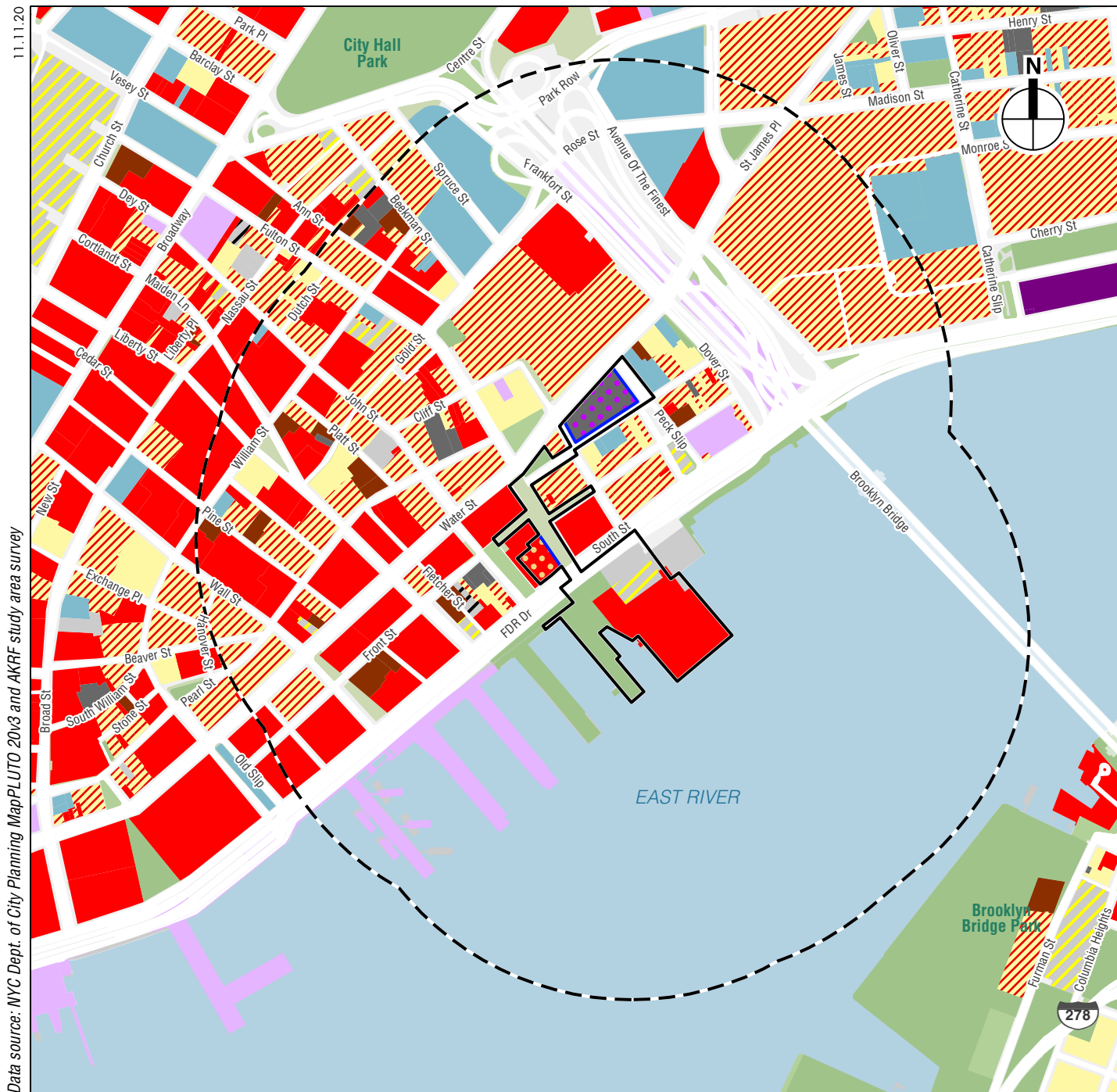
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|--|--|--|----------------------------------|
| | Project Area | | C1-5 Commercial Overlay District |
| | Study Area Boundary (1/4-mile perimeter) | | C2-3 Commercial Overlay District |
| | Development Site | | Park Boundary |
| | Museum Site | | Limited Height District |
| | Zoning District Boundaries | | Special Purpose District |

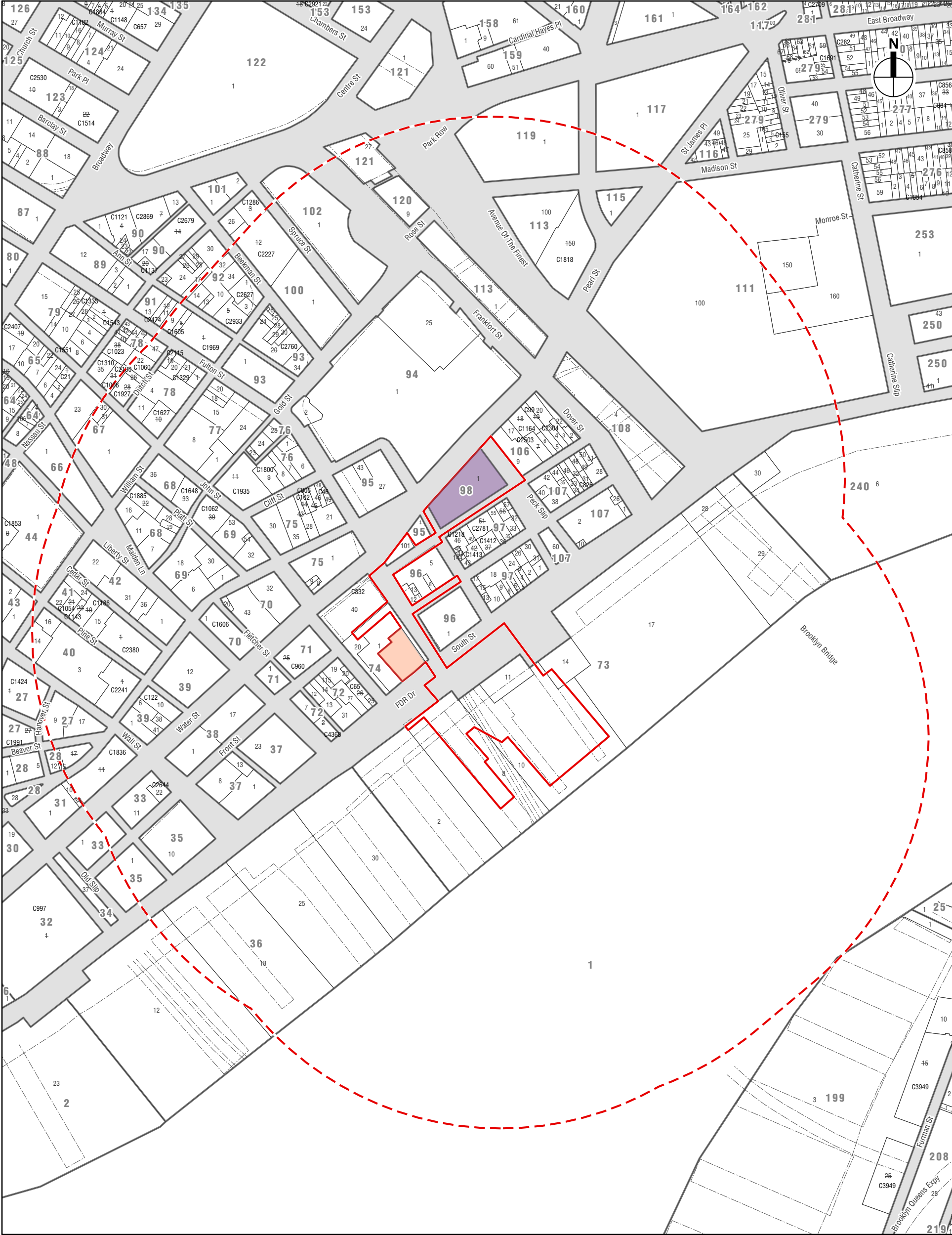
Special Purpose Subdistricts

- | | |
|--|--|
| | Historic and Commercial Core Subdistrict |
| | Arcades Modification Area |
| | South Street Seaport Subdistrict |

SEAPORT DISTRICT

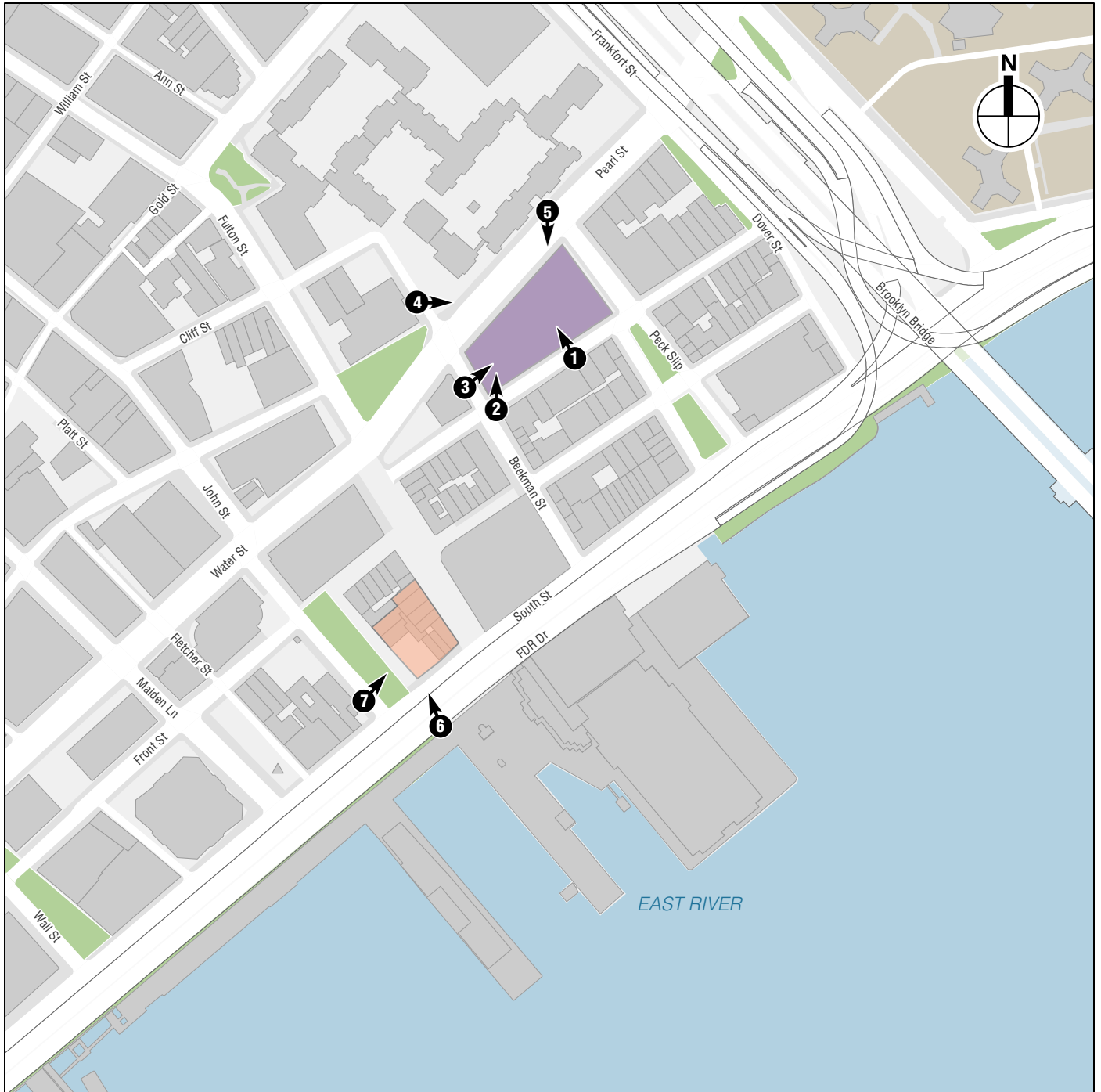
Existing Zoning
Figure 2





- Project Area
- Study Area Boundary (1/4-mile perimeter)
- Development Site
- Museum Site
- Tax Lot Boundary
- Tax Block Boundary
- Other Boundary

0 500 FEET



-  *Project Area*
-  *Development Site*
-  *Museum Site*
-  *Photograph View Direction and Reference Number*

0 400 FEET



1



2



3



4



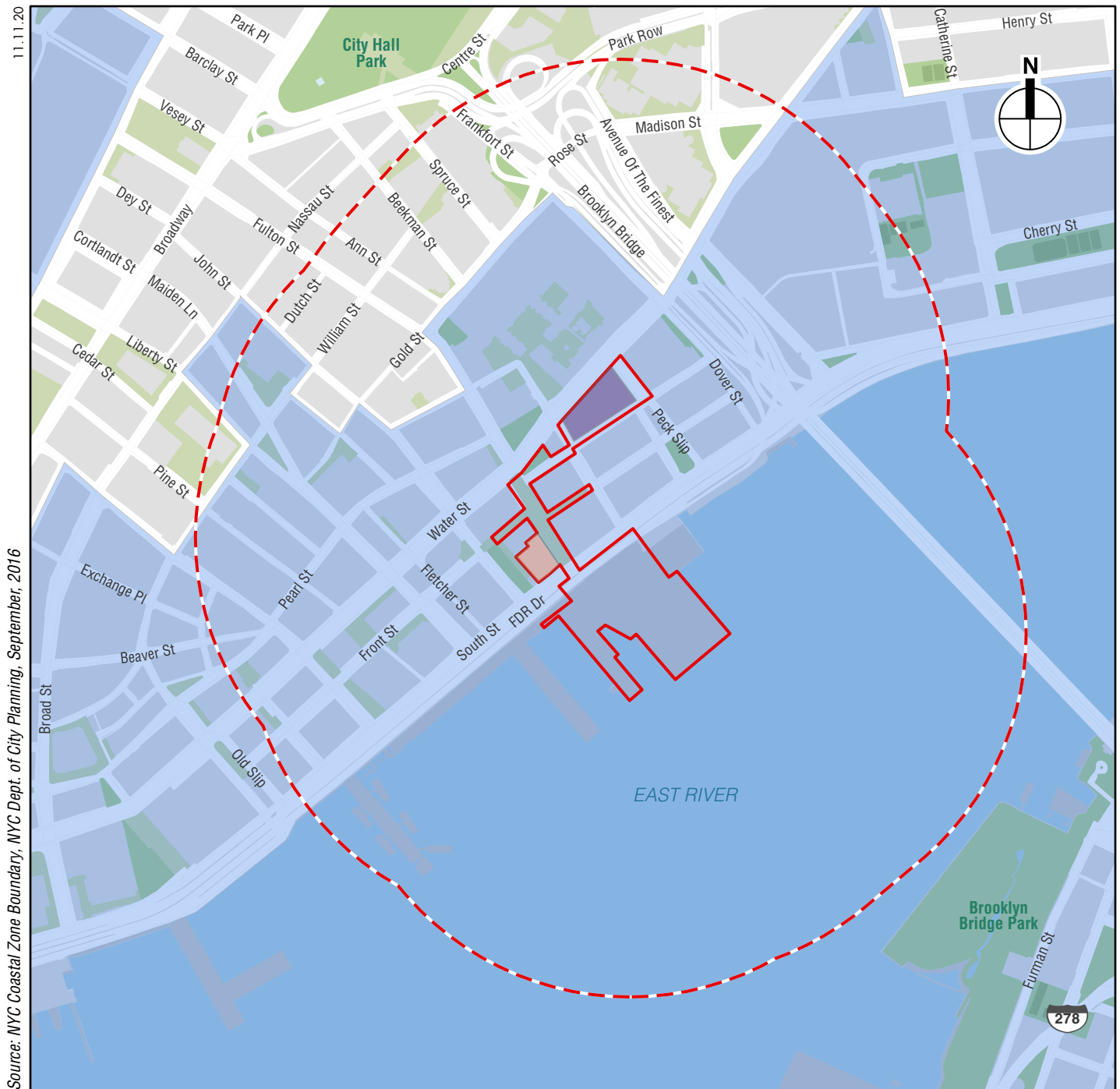
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6



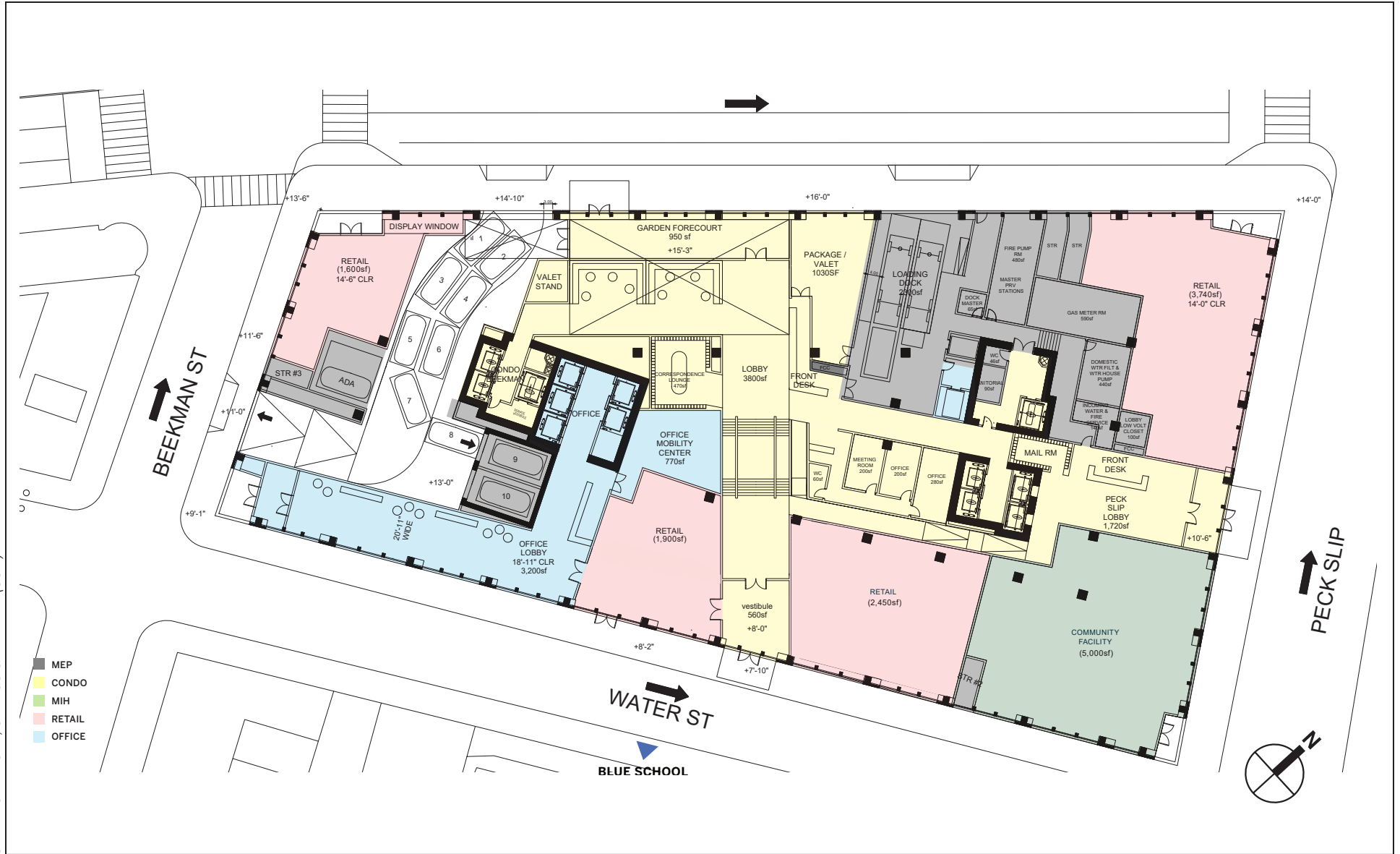
7



0 500 FEET

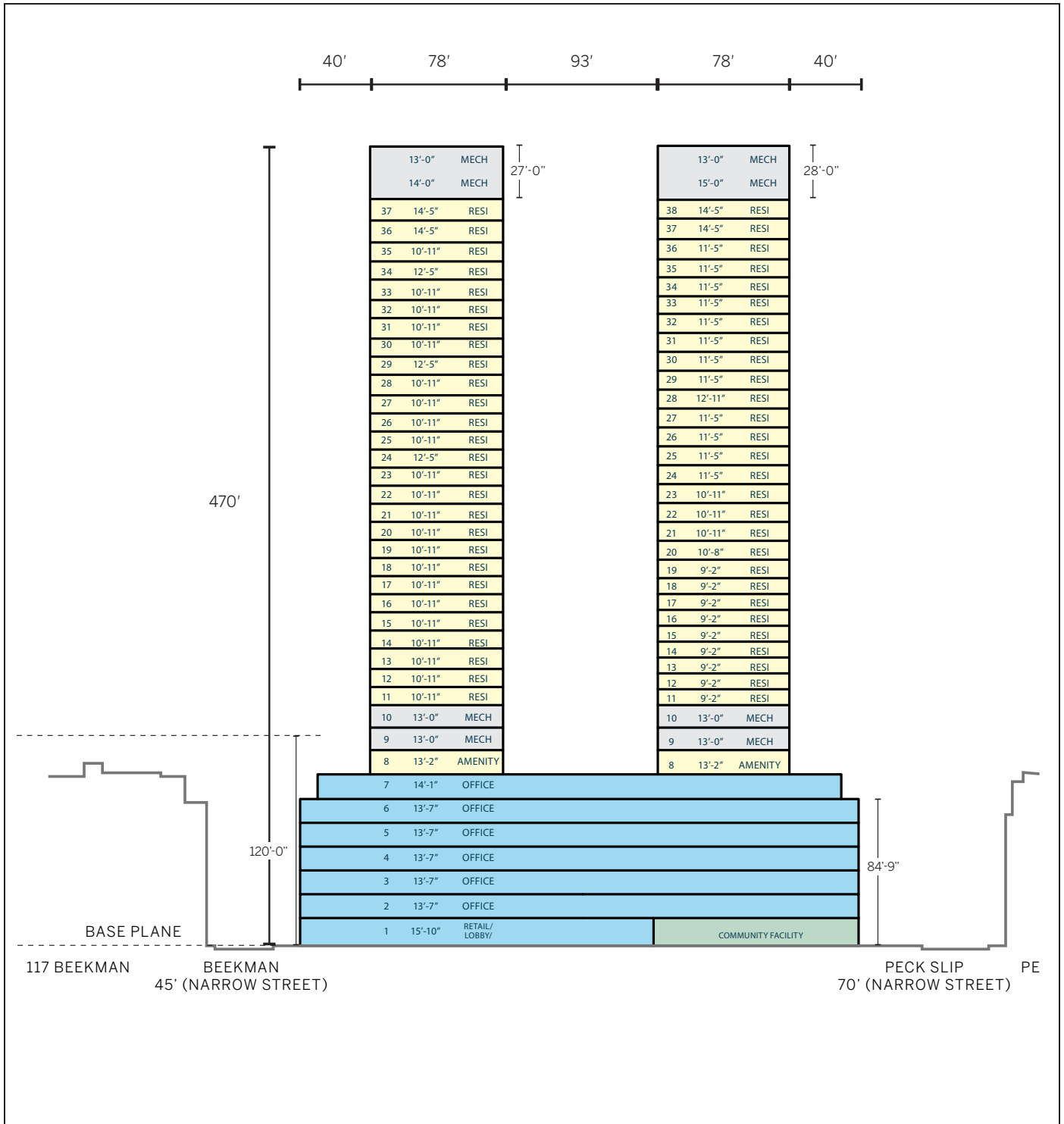
- Project Area
- Study Area Boundary (1/4-mile perimeter)
- Development Site
- Museum Site
- Coastal Zone Boundary



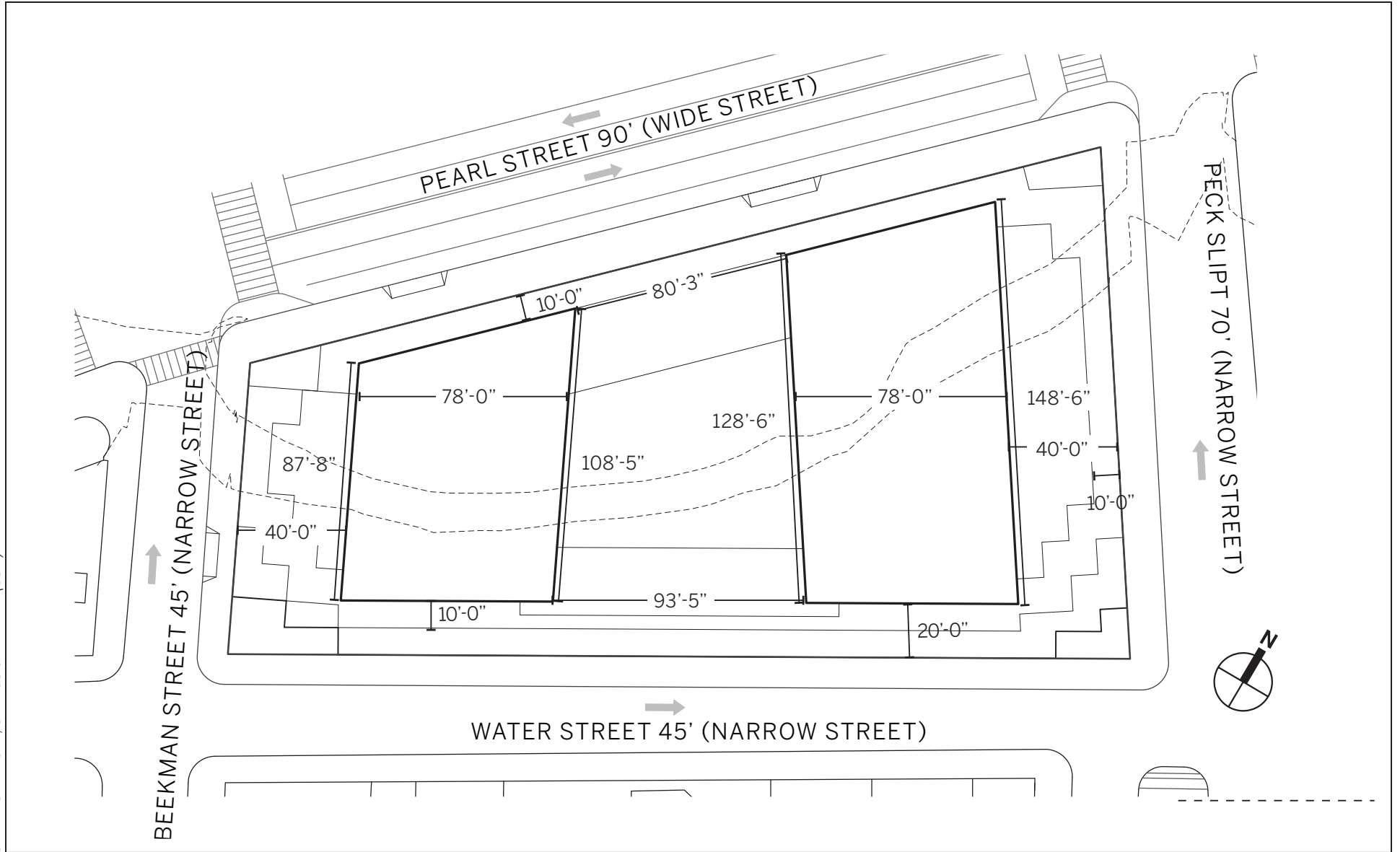


Proposed Development Ground Floor Plan
Figure 8a

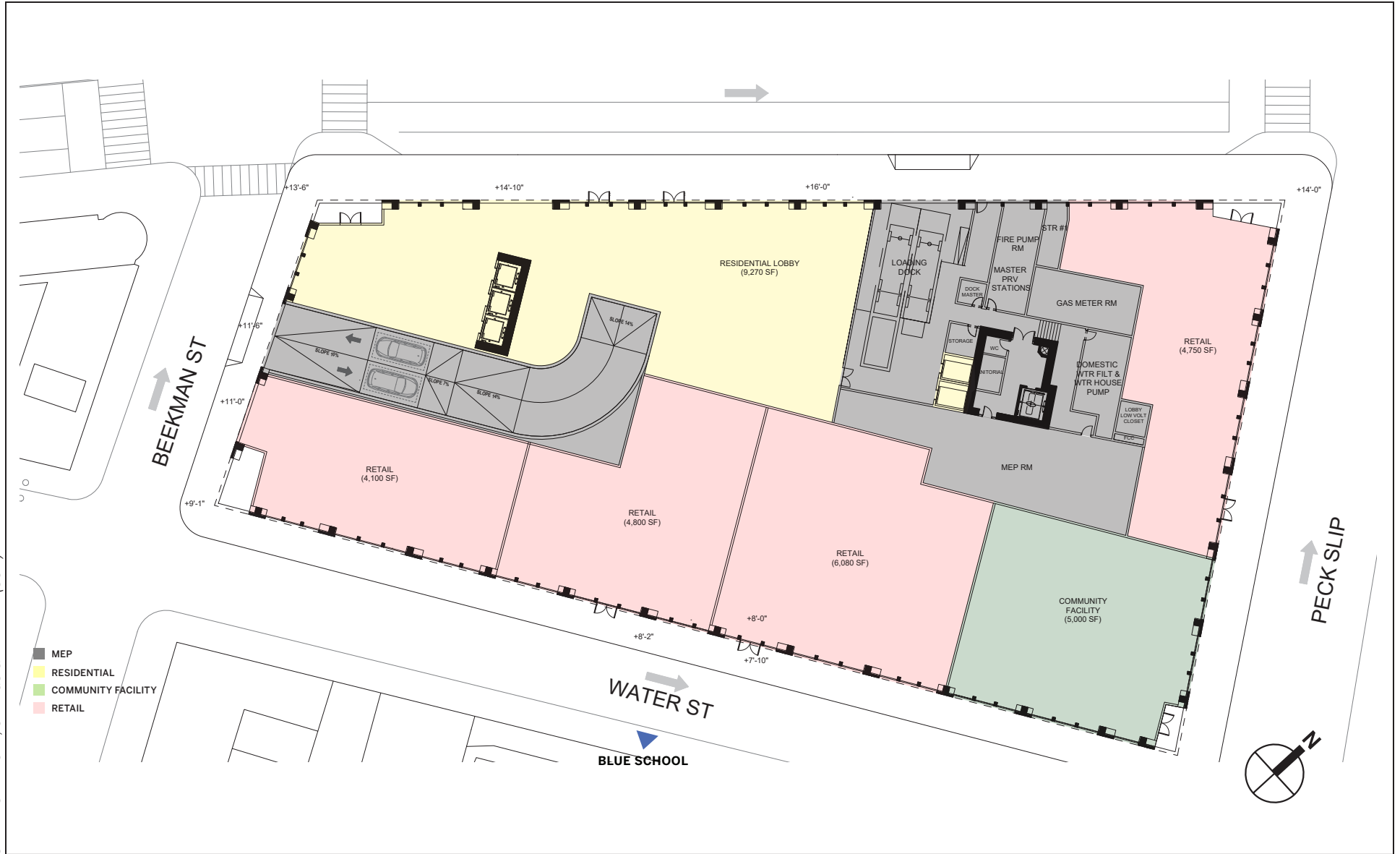
Source: SKIDMORE, OWINGS & MERRILL (SOM)



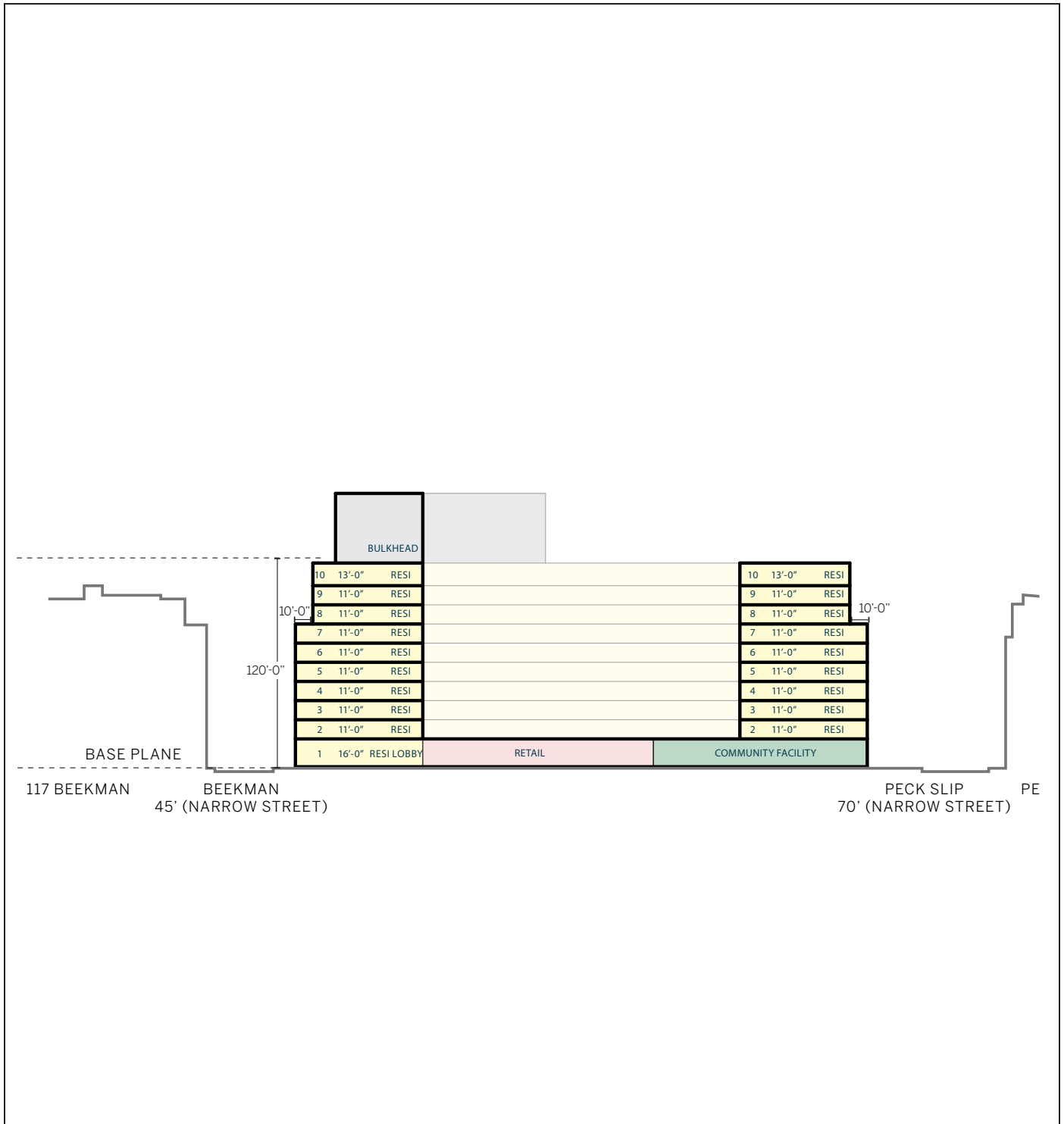
Proposed Development Section
Figure 8b

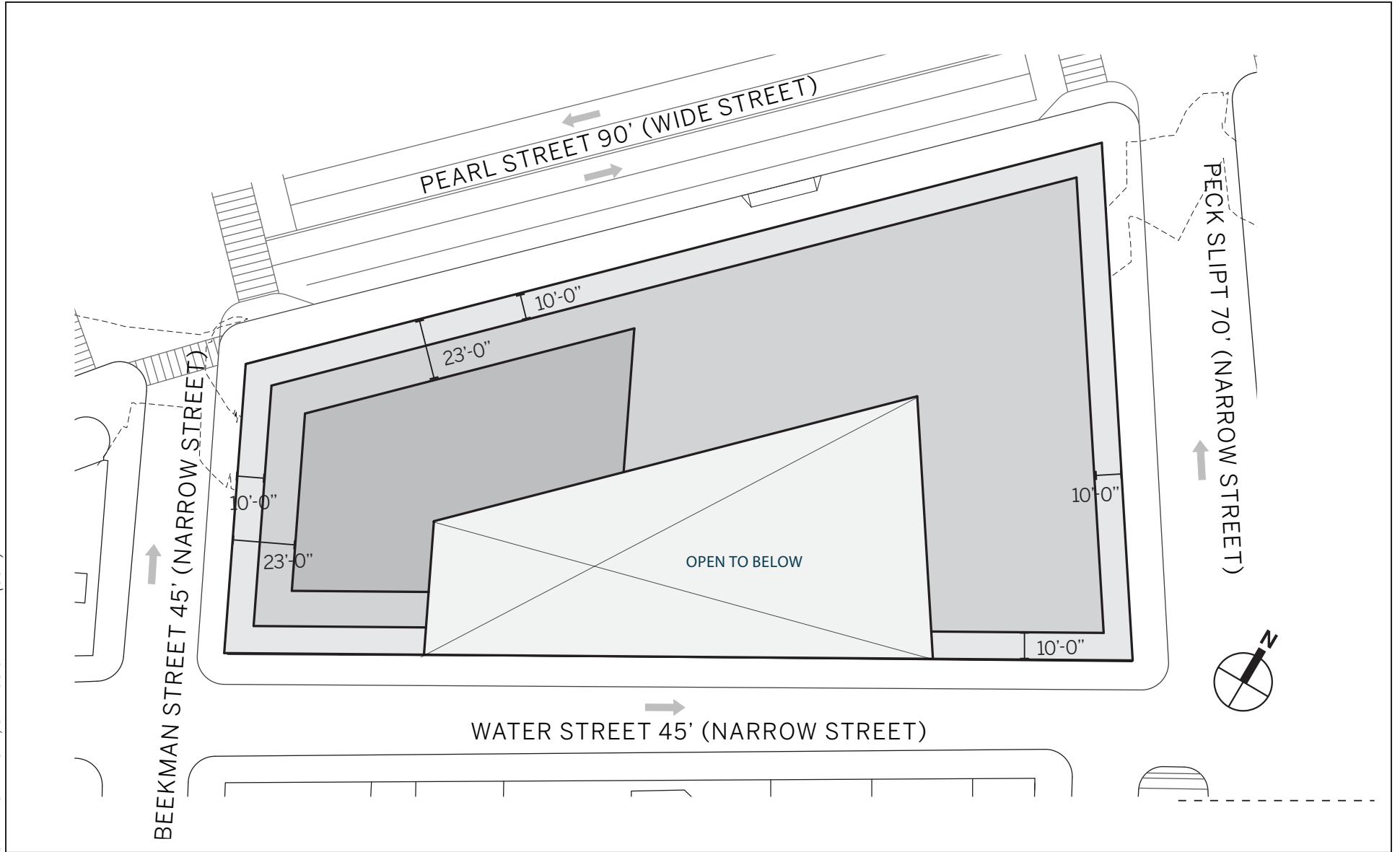


Proposed Development Site Plan
Figure 8c



No Action Development Ground Floor Plan
Figure 9a





No Action Development Site Plan
Figure 9c

Part II: TECHNICAL ANALYSIS

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

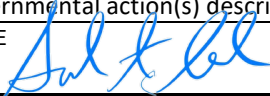
- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting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

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

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

	YES	NO
percent?		
<ul style="list-style-type: none"> o If “yes,” are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: See DSOW 	<input type="checkbox"/>	<input type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If “yes” to either of the above questions, attach supporting information explaining whether the project’s shadow would reach any sunlight-sensitive resource at any time of the year. See DSOW		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If “yes” to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See DSOW		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If “yes” to either of the above, please provide the information requested in Chapter 10 . See DSOW		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” list the resources and attach supporting information on whether the project would affect any of these resources. See DSOW		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete the Jamaica Bay Watershed Form and submit according to its instructions .		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If “yes,” were Recognized Environmental Conditions (RECs) identified? Briefly identify: See DSOW		
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? See DSOW	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
(c) If the proposed project located in a separately sewerred area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the 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, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewerred or currently unsewerred?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See DSOW		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week): 42,311		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs): 162,059,469		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed) See DSOW	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See DSOW		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008 ; § 24-	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation. See DSOW		
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in 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 site to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See DSOW		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20 , "Public Health." Attach a preliminary analysis, if necessary. See DSOW		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21 , "Neighborhood Character." Attach a preliminary analysis, if necessary. See DSOW		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22 , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See DSOW		
20. APPLICANT'S CERTIFICATION		
I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.		
Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.		
APPLICANT/REPRESENTATIVE NAME Saul Scherl	SIGNATURE 	DATE 11/12/20
PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.		

Additional Technical Information for EAS Part II

A. LAND USE, ZONING, AND PUBLIC POLICY

The proposed actions include zoning text amendments and a zoning special permit and would result in new uses on the development site. An assessment of the proposed project's potential impacts on land use, zoning, and public policy will be provided in the Environmental Impact Statement (EIS) (see the Draft Scope of Work). Public policies to be considered in the assessment include any neighborhood studies or Community District needs statements applicable to the area, as determined in consultation with DCP. In addition, the project area is located within the City's Coastal Zone boundaries, therefore, an evaluation of the proposed actions consistency with the relevant policies of the City's Waterfront Revitalization Program (WRP) will be provided in the EIS.

B. SOCIECONOMIC CONDITIONS

The proposed actions would result in development exceeding 200 dwelling units (DUs) and 200,000 square feet (sf) of commercial space. Therefore, in accordance with 2014 *City Environmental Quality Review (CEQR) Technical Manual* guidelines, an analysis of the proposed actions' potential to result in significant adverse impacts due to indirect displacement of residents and businesses will be provided in the EIS. The proposed actions are not expected to result in the direct displacement residents or existing businesses; therefore, an analysis of direct residential or business displacement is not warranted. The EIS will also include an assessment of effects on specific industries which will determine whether the proposed actions could significantly affect business conditions in any industry or category of businesses within or outside the study area, or whether the proposed actions would substantially reduce employment or impair viability in a specific industry or category of businesses (see the Draft Scope of Work).

C. COMMUNITY FACILITIES

The proposed actions would not result in the direct displacement of, or alteration to, any existing community facilities (i.e., educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations). Nor would the proposed actions result in development exceeding the *CEQR Technical Manual* thresholds for indirect effects on schools and libraries (in Manhattan Community School District 2, increases of 1049 or more DUs require analysis of elementary and intermediate schools; increases of 7,500 or more DUs require analysis of high schools; and increases of 901 or more DUs require analysis of libraries). The proposed actions would also result in development of affordable DUs below the threshold (170 DUs affordable to families earning 80 percent Area Median Income [AMI] or less in Manhattan) for analysis of publicly funded child care. The development facilitated by the proposed actions would not constitute a sizable new neighborhood which may result in increased demand for health care, fire, and police services, and therefore analysis of this demand is not required.

D. OPEN SPACE

The proposed actions would not result in the direct displacement of, or alteration to, any existing open space resource. However, the proposed actions would result in development exceeding the thresholds warranting an analysis of indirect open space effects for the area (200 residents and/or 500 workers). An analysis of the proposed actions' potential to result in significant adverse indirect open space impacts due to new residents and workers will be provided in the EIS. Additionally the project-generated shadows could have the potential to affect nearby open space resources, which would be considered in the EIS (see the Draft Scope of Work).

E. SHADOWS

The proposed actions would facilitate development of new structures which would exceed 50 feet in height, which would also be located adjacent to sunlight-sensitive resources (sunlight-sensitive resources are defined as publicly accessible open spaces, sunlight-sensitive features of historic resources, and natural features such as the East River). A detailed analysis of the proposed actions' potential to result in significant adverse impacts due to new shadows affecting sunlight-sensitive resources will be provided in the EIS (see the Draft Scope of Work).

F. HISTORIC AND CULTURAL RESOURCES

The *CEQR Technical Manual* identifies historic and cultural resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated NYC Landmarks (NYCLs); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed on the State/National Register of Historic Places (S/NR) or contained within a district listed on or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements. The proposed actions' potential to result in significant adverse impacts on any architectural or archaeological resources near the project area, including visual and contextual impacts and impacts relating to significant new shadows on sunlight-sensitive resources, will be analyzed in the EIS (see the Draft Scope of Work).

G. URBAN DESIGN AND VISUAL RESOURCES

The proposed actions would facilitate the construction of new development within the project area which would substantially alter the streetscape; in particular, the proposed actions would modify zoning regulations relating to built form (e.g., bulk, height and setback, and yards) that are applicable to the development site, which would result in changes beyond those allowable by existing zoning that could be observed by a pedestrian. The development facilitated by the proposed actions may also result in obstruction of publicly accessible views to visual resources that are not currently allowed by existing zoning. A detailed analysis of the proposed actions' potential to result in significant adverse impacts to urban design and visual resources will be provided in the EIS (see the Draft Scope of Work).

H. NATURAL RESOURCES

The development site is a surface parking lot and the museum site is a fenced lot used for vehicle parking and storage. As such, vegetation is limited and there is minimal habitat to support native wildlife. Portions of the project area are also within the 1 percent annual chance floodplain and 0.2 percent annual chance floodplain. The potential for the proposed project to result in significant adverse impacts to natural resources will be provided in the EIS (see the Draft Scope of Work).

I. HAZARDOUS MATERIALS

According to the *CEQR Technical Manual*, a hazardous materials 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. Hazardous materials are present on the development site and it is enrolled in the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) (Site #C231127). Available hazardous material information regarding the site (such as Phase I Environmental Site Assessments (ESAs) and Phase II (subsurface) investigations) submitted as part of the BCP Application will be summarized in the hazardous materials chapter. Required remediation under the BCP and how this remediation would be ensured if development were to occur absent the BCP (as the BCP is a voluntary program) will also be discussed.

The potential expansion of the South Street Seaport Museum on the museum site is anticipated to require excavation. Therefore, a Phase I ESA will be prepared for the site. Its results, including the potential presence of Recognized Environmental Conditions (RECs), i.e., “the presence or likely presence of hazardous substances or petroleum products in, on, or at a property,” will be summarized in the EIS (see the Draft Scope of Work).

J. WATER AND SEWER INFRASTRUCTURE

According to the *CEQR Technical Manual*, an analysis of an action’s impact on the water supply system should be conducted only for actions that would have exceptionally large demand for water, such as power plants, very large cooling systems, or large developments. In addition, analysis should be conducted if the project is located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island). The proposed project do not meet any of these criteria, and therefore an analysis of water supply is not warranted.

According to the guidelines of the *CEQR Technical Manual*, a preliminary analysis of wastewater and stormwater conveyance and treatment is warranted if a project is located in a combined sewer area and would have an incremental increase above the No Action condition of 1,000 residential units or 250,000 sf of commercial, public facility, and institution and/or community facility space in Manhattan. Since the Proposed Actions would result in a new commercial and community facility uses in excess of 250,000 sf, an analysis of wastewater and stormwater conveyance and treatment will be performed (see the Draft Scope of Work).

K. SOLID WASTE AND SANITATION

The proposed actions would result in new development that would require sanitation services. However, according to the *CEQR Technical Manual*, few projects have the potential to generate

substantial amounts of solid waste (50 tons per week or more) and, therefore, most projects would not result in a significant adverse impact. However, it is recommended in the *CEQR Technical Manual* that the solid waste and service demand generated by a project be disclosed, based on standard waste generation rates. The proposed project would result in a new building on the development site with approximately 912,762 gsf of floor area and the newly reopened museum and potential museum expansion on the museum site with approximately 86,691 gsf of floor area.

As shown in **Table 1**, the total solid waste generation for the proposed project would be approximately 21.38 tons per week, representing an increment of 13.20 tons per week.

Table 1
Table Title

Use	Floor Area (gsf)	Population	Solid Waste Generation Rate (lbs/wk)	Solid Waste Generation	
				(lbs/week)	(tons/week)
Residential	640,186 (640 DU)	1,223	41 lbs per household	26,248	13.12
Retail	9,690	24	79 per employee	1,914	0.96
Office	257,886	1,032	13 per employee	13,410	6.71
Community Facility	5,000	5	13 per employee	65	0.03
Museum	86,691	87	13 per employee	1,127	0.56
Total Solid Waste Generation				42,763	21.38
Sources: <i>CEQR Technical Manual</i> Table 14-1					

The proposed project would generate 17.10 tons of solid waste per week. Solid waste generated by the residential uses would be handled by the New York City Department of Sanitation (DSNY). Solid waste generated by the retail, office, community facility, and museum uses would be collected by private commercial carters, and the proposed project would be subject to mandatory recycling requirements. Therefore, solid waste generated by the proposed project would not overburden the City's solid waste handling systems, and the proposed project would not have a significant adverse impact on the City's solid waste and sanitation services.

L. ENERGY

According to the *CEQR Technical Manual*, because all new structures requiring heating and cooling are subject to the New York State Energy Conservation Code, which reflects State and City energy policy, actions resulting in new construction would not create significant energy impacts, and as such would not require a detailed energy assessment.

The proposed project would result in a new building on the development site with approximately 912,762 gsf of floor area and the newly reopened museum and potential museum expansion on the museum site with approximately 86,691 gsf of floor area. As shown in **Table 2**, the total energy consumption on these sites would be 161,975,189 million BTUs per year, an increment of 118,105,801 million BTUs per year. Compared with the approximately 388 trillion BTUs of energy consumed annually within Con Edison's New York City and Westchester County service area, this increase would be considered a negligible change (approximately 0.00004 percent of

Con Edison's annual consumption). Therefore, the proposed project would not have any significant adverse impacts on energy, and no further analysis is required.

Table 2
With Action Annual Energy Consumption for the Development Site/Museum Site

Use	Size (gsf)	Average Annual Energy Rate (Millions BTUs/sf)	Energy Consumption (Millions BTUs/Year)
Residential	640,186	126.7	81,111,566
Retail	9,690	216.3	2,095,947
Office	257,886	216.3	55,780,742
Community Facility	5,000	250.7	1,253,500
Museum	86,691	250.7	21,733,434
Total Energy Consumption			161,975,189
Sources: 2014 <i>CEQR Technical Manual</i> , Table 15-1			

M. TRANSPORTATION

The *CEQR Technical Manual* states that quantified transportation analyses may be warranted if a proposed action results in 50 or more vehicle-trips and/or 200 or more transit/pedestrian trips during a given peak hour. The proposed actions may exceed the CEQR threshold for analysis in the areas of traffic, transit and pedestrians—a description of the tasks to be undertaken for the transportation section of the EIS is provided in the Draft Scope of Work.

N. AIR QUALITY

In accordance with the *CEQR Technical Manual*, a screening analysis of the potential impacts from the proposed projects' fossil fuel-fired heating, ventilation, and air conditioning (HVAC) system is required to determine whether emissions from any on-site fuel-fired HVAC system equipment (e.g., boilers/hot water heaters) are significant. Large and major sources of emissions within 1,000 feet of the project area will also be examined consistent with the *CEQR Technical Manual*. The vehicle trips generated by the proposed projects may exceed the *CEQR Technical Manual* carbon monoxide (CO) and particulate matter (PM) analysis screening thresholds. Therefore, it is anticipated that the mobile source air quality analysis will include a screening analysis; if screening thresholds are exceeded, a detailed mobile source analysis would be required. An assessment of the potential CO and PM impacts associated with proposed parking facilities will be performed (see the Draft Scope of Work).

O. GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects in New York City being reviewed in an EIS that would result in the development of 350,000 square feet or more. The proposed project would exceed this threshold; therefore, an analysis of GHG emissions generated by the proposed project will be undertaken. The project area is located within the within the 1 percent annual chance floodplain and 0.2 percent annual chance floodplains identified by the New York City Panel on Climate Change (NPCC). Therefore, an assessment of the potential effects of climate change on the Proposed Project (e.g. sea level rise, flooding, etc.) will be undertaken (see the Draft Scope of Work).

P. NOISE

The noise analysis will examine impacts of existing noise sources (e.g., vehicular traffic from adjacent roadways and surrounding playgrounds) on the proposed noise-sensitive residential and community facility uses and the impacts of project-generated traffic on noise-sensitive land uses nearby. The CEQR noise methodology addresses whether proposed projects would result in a significant increase in noise levels (particularly at sensitive land uses) and what level of building attenuation is necessary to provide acceptable interior noise levels. The focus of the noise analysis will be to identify the levels of building attenuation necessary to meet CEQR interior noise levels requirements (see 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 in the EIS (see the Draft Scope of Work).

R. NEIGHBORHOOD CHARACTER

A number of elements—including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise—can contribute to the character of an area. According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a project has the potential to result in significant adverse impacts to the elements that define a neighborhood's character, or when a project may have moderate effects on several of those elements. Therefore, if warranted based on an evaluation of the proposed project's impacts, an assessment of neighborhood character would be prepared in the EIS, following the methodologies outlined in the *CEQR Technical Manual* (see the Draft Scope of Work).

S. CONSTRUCTION

The proposed project would be constructed in a single phase, with a total anticipated construction duration of approximately five years. Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Construction activity could affect transportation conditions, community noise patterns, air quality conditions, and mitigation of hazardous materials. Sensitive receptors adjacent to the development site include residential buildings as well as two schools. Therefore, a construction analysis will be included in the EIS to describe the construction schedule and logistics and to assess the effect of construction activities on transportation systems, air quality and noise (see 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 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.		Potentially Significant Adverse Impact	
IMPACT CATEGORY	YES	NO	
Land Use, Zoning, and Public Policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Socioeconomic Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Shadows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Historic and Cultural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Urban Design/Visual Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Natural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Hazardous Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water and Sewer Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Noise	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Public Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Neighborhood Character	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Check determination to be issued by the lead agency:			
<input checked="" type="checkbox"/> Positive Declaration: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).			
<input type="checkbox"/> Conditional Negative Declaration: A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.			
<input type="checkbox"/> Negative Declaration: If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.			
4. LEAD AGENCY'S CERTIFICATION			
TITLE Director, Environmental Assessment and Review Division New York City Department of City Planning		LEAD AGENCY New York City Planning Commission	
NAME Olga Abinader		DATE 11/16/20	
SIGNATURE 