

**ENVIRONMENTAL ASSESSMENT STATEMENT
AND SUPPLEMENTAL STUDIES**

**200-Bed Single Adult Transitional
Residence**

Housing Solutions of New York, Inc.
[REDACTED], Manhattan, NY 10065
Block [REDACTED], Lot [REDACTED]

July 16, 2025

CEQR No. 25DHS009M

Lead Agency:



33 Beaver Street, 20th Floor
New York, NY 10004

Prepared by:



CSAGROUP
EST • 1956

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ENVIRONMENTAL ASSESSMENT STATEMENT - SHORT FORM



City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM
 FOR UNLISTED ACTIONS ONLY • Please fill out and submit to the appropriate agency ([see instructions](#))

Part I: GENERAL INFORMATION

1. Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)? YES NO

If "yes," STOP and complete the [FULL EAS FORM](#).

2. Project Name 200-Bed Single Adult Transitional Residence

3. Reference Numbers

| | |
|--|--|
| CEQR REFERENCE NUMBER (to be assigned by lead agency) 25DHS009M | BSA REFERENCE NUMBER (if applicable) |
| ULURP REFERENCE NUMBER (if applicable) | OTHER REFERENCE NUMBER(S) (if applicable) (e.g., legislative intro, CAPA) |

| | | | | | |
|---|---------------------------------|-----------|---|---------------------------------|-----------|
| 4a. Lead Agency Information | | | 4b. Applicant Information | | |
| NAME OF LEAD AGENCY Department of Homeless Services | | | NAME OF APPLICANT Department of Homeless Services | | |
| NAME OF LEAD AGENCY CONTACT PERSON Kelly Conliffe, Executive Director, Capacity Planning and Development | | | NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Kelly Conliffe, Executive Director, Capacity Planning and Development | | |
| ADDRESS 33 Beaver Street, 20th Floor | | | ADDRESS 33 Beaver Street, 20th Floor | | |
| CITY New York | STATE NY | ZIP 10004 | CITY New York | STATE NY | ZIP 10004 |
| TELEPHONE (212) 361-0572 | EMAIL KeConliffe@dhs.nyc.gov | | TELEPHONE (212) 361-0572 | EMAIL KeConliffe@dhs.nyc.gov | |

5. Project Description

The New York City Department of Homeless Services is proposing to enter into a rent contract agreement to fund services to be provided by the non-profit Housing Solutions of New York, Inc. ("Provider") who would operate a single adult facility at [REDACTED] in Manhattan. Under the Proposed Action, an existing eight-story building will be renovated and utilized to provide dormitory-style housing for up to 200 single adults. The Facility would also employ 48 full-time-equivalent employees. Project work includes an as-of-right conversion of a portion of the existing eight-story building from commercial use to hotel use as a transitional residence. Fit-out is expected to be completed per Housing Solutions of New York's requirements. The Facility would be ready for occupancy in late 2025 or early 2026.

Project Location

| | | |
|--|--------------------------------|---------------------------|
| BOROUGH Manhattan | COMMUNITY DISTRICT(S) 8 | STREET ADDRESS [REDACTED] |
| TAX BLOCK(S) AND LOT(S) Block [REDACTED], Lot [REDACTED] | ZIP CODE 10065 | |
| DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Northeast quadrant of the intersection of [REDACTED] and [REDACTED] | | |
| EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C8-4 | ZONING SECTIONAL MAP NUMBER 8c | |

6. Required Actions or Approvals (check all that apply)

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

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

Board of Standards and Appeals: YES NO

- VARIANCE (use)
- VARIANCE (bulk)

SPECIAL PERMIT (if appropriate, specify type: modification; renewal; other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: YES NO Cogeneration Facility Title V Permit

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

LEGISLATION FUNDING OF CONSTRUCTION, specify:
 RULEMAKING POLICY OR PLAN, specify:
 CONSTRUCTION OF PUBLIC FACILITIES FUNDING OF PROGRAMS, specify: Homeless shelter
 384(b)(4) APPROVAL PERMITS, specify:
 OTHER, explain:

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

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

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

7. 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.): 35,000 Waterbody area (sq. ft) and type: 0
 Roads, buildings, and other paved surfaces (sq. ft.): 0 Other, describe (sq. ft.): 0

8. 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): 35,000
 NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 43,622
 HEIGHT OF EACH BUILDING (ft.): 101 NUMBER OF STORIES OF EACH BUILDING: 8

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

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? YES NO
 If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
 AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
 AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

| | Residential | Commercial | Community Facility | Industrial/Manufacturing |
|--|--------------------|-------------------|---------------------------|---------------------------------|
| Size (in gross sq. ft.) | | | 35,000 | |
| Type (e.g., retail, office, school) | units | | 200 shelter beds | |

Does the proposed project increase the population of residents and/or on-site workers? YES NO
 If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 200 NUMBER OF ADDITIONAL WORKERS: 48
 Provide a brief explanation of how these numbers were determined: Based on information obtained from the Provider

Does the proposed project create new open space? YES NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? YES NO
 If "yes," see [Chapter 2](#), "Establishing the Analysis Framework" and describe briefly:

9. 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: 6

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

- RESIDENTIAL MANUFACTURING COMMERCIAL PARK/FOREST/OPEN SPACE OTHER, specify:
transportation

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 Short 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Is there the potential to affect an applicable public policy? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach. | | |
| (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 attached | | |
| 2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5 | | |
| (a) Would the proposed project: | | |
| o Generate a net increase of 200 or more residential units? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o Generate a net increase of 200,000 or more square feet of commercial space? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o Directly displace more than 500 residents? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o Directly displace more than 100 employees? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o Affect conditions in a specific industry? | <input type="checkbox"/> | <input checked="" 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, hospitals and other health care facilities, day care centers, police stations, or fire stations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Indirect Effects | | |
| o Early Childhood Programs: 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 Public Schools: 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 Libraries: 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 Health Care Facilities and Fire/Police Protection: Would the project result in the introduction of a sizeable new neighborhood? | <input type="checkbox"/> | <input checked="" 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) Would the project generate more than 200 additional residents or 500 additional employees? | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9 | | |

| | YES | NO |
|--|-------------------------------------|-------------------------------------|
| (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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated? | <input type="checkbox"/> | <input checked="" 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. | | |
| 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 type="checkbox"/> | <input checked="" 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"/> |
| 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 proposed project would affect any of these resources. | | |
| (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 Protection Plan Project Tracking 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) 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"/> |
| (d) 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 the Hazardous Materials Appendix (including nonconforming uses)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) 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"/> |
| (h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (i) 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: Potential REC identified based on previous uses on the Site. A Soil Vapor Intrusion Investigation was completed and found that historic uses of the Site have not affected subsurface conditions and additional tests and studies are not warranted. | <input type="checkbox"/> | <input type="checkbox"/> |
| (j) Based on the Phase I Assessment, is a Phase II Investigation needed? | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) If the proposed project located in a separately sewered area , would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13 ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Would the proposed 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 checked="" type="checkbox"/> |

| | YES | NO |
|---|-------------------------------------|-------------------------------------|
| (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 generate contaminated stormwater in 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"/> |
| 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): 4,024 | | |
| 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"/> |
| 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): 10,936,035 | | |
| (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 screening analyses, attach appropriate 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| o 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, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing? | <input type="checkbox"/> | <input type="checkbox"/> |
| o Would the proposed project result in more than 200 pedestrian trips per project peak hour? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop, or Citywide Ferry Service landing? | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ? | <input type="checkbox"/> | <input checked="" 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) | <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"/> |
| 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) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18 ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 114 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 type="checkbox"/> | <input checked="" 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"/> |
| 17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20 | | |

| | YES | NO |
|--|--------------------------|-------------------------------------|
| (a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise? | <input type="checkbox"/> | <input checked="" 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. | | |
| 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 type="checkbox"/> | <input checked="" 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. | | |
| 19. CONSTRUCTION: CEQR Technical Manual Chapter 22 | | |
| (a) Would the project's construction activities involve: | | |
| o Construction activities lasting longer than two years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o Construction activities within a Central Business District or along an arterial highway or major thoroughfare? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o The operation of several pieces of diesel equipment in a single location at peak construction? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o Closure of a community facility or disruption in its services? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o Activities within 400 feet of a historic or cultural resource? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o Disturbance of a site containing or adjacent to a site containing natural resources? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in 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. | | |

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 Donald Ehrenbeck, AICP, CSA Group | DATE 7/16/25 |
|--|-----------------|

| |
|--------------------------------------|
| SIGNATURE <i>Donald Ehrenbeck</i> |
|--------------------------------------|

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

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

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

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

| IMPACT CATEGORY | Potentially Significant Adverse Impact | |
|-------------------------------------|--|-------------------------------------|
| | YES | NO |
| Land Use, Zoning, and Public Policy | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Socioeconomic Conditions | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Community Facilities and Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Open Space | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Shadows | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Historic and Cultural Resources | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Urban Design/Visual Resources | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Natural Resources | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Hazardous Materials | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Water and Sewer Infrastructure | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Solid Waste and Sanitation Services | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Energy | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Transportation | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Air Quality | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Greenhouse Gas Emissions | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Noise | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Public Health | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Neighborhood Character | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Construction | <input type="checkbox"/> | <input checked="" 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.

YES NO

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

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

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

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

4. LEAD AGENCY'S CERTIFICATION

| | |
|--|--|
| TITLE Executive Director, Capacity Planning and Development | LEAD AGENCY Department of Homeless Services |
| NAME Kelly Conliffe | DATE 7/16/25 |
| SIGNATURE <i>Kelly Conliffe</i> | |

NEGATIVE DECLARATION (Use of this form is optional)**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 6 NYCRR, Part 617, State Environmental Quality Review, DHS 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 lead agency 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, which finds that the proposed project:

The Proposed Action, the provision of operational funding for a 200-bed single adult transitional residence in an existing building to be renovated, would have no significant environmental impacts under CEQR.

As indicated in this EAS Short Form and as supported by the attached technical assessments, the Proposed Action would not result in significant adverse impacts on land use, zoning and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; water and sewer infrastructure; solid waste and sanitation services; energy; transportation; air quality; climate change and greenhouse gas emissions; public health; neighborhood character; or construction impacts

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 Executive Director, Capacity Planning and Development | LEAD AGENCY Department of Homeless Services |
| NAME Kelly Conliffe | DATE 7/16/25 |
| SIGNATURE <i>Kelly Conliffe</i> | |

1.0 PROJECT OVERVIEW

The New York City Department of Homeless Services (“DHS”) is proposing to enter into a long-term contract (“Proposed Action”) with the not-for-profit organization Housing Solutions of New York, Inc. (“Provider”) to operate a transitional residence (“Facility”) for up to 200 single adult men in an existing eight-story building at ██████████ Lenox Hill neighborhood of Manhattan’s Community District 8 (“Site”). The Site is located on Block ██████████, Lot ██████████ and fronts on ██████████ through 4).

1.1 The Site

The 4,750-square-foot (sf) lot is located in the northeast quadrant of the intersection of ██████████ and ██████████. The building footprint occupies the entirety of the lot. The Site is located in an area of medium density development with an array of multi-level residential buildings and high-rise residential and mixed-use commercial buildings nearby. The Ed Koch Queensboro Bridge and Roosevelt Island Tramway are located ██████████. The East River is located approximately ██████████. The Site is located in a C8-4 commercial zoning district which permits residential and community facility uses, including philanthropic or non-profit institutions with sleeping accommodations and other facilities. The existing building contains a ██████████ (commercial space) on the ground floor, with the remaining seven floors containing vacant office space.

1.2 Description of the Proposed Facility

According to NYC Department of City Planning records, the 8-story, 43,603 sf building on the Site was constructed in 1947. When renovated, the majority of the building will contain dormitory-style rooms providing beds for up to 200 single adult men, with approximately 3,325 sf on the first floor designated for the existing ██████████. Supportive services will be provided and located on the second floor, as described below. The building footprint and envelope will remain unchanged with the renovations. Project work includes an as-of-right conversion of a portion of the existing eight-story building from commercial use to hotel use as a transitional residence. Fit-out is expected to be completed per Housing Solutions of New York’s requirements. The Facility would be ready for occupancy in early 2026.

The building’s cellar would contain the building’s mechanical, electrical and fire/water service rooms. The first floor would be comprised of a lobby, a passenger elevator and a freight elevator and loading area. The second floor would contain multiple uses, including a break room, restrooms, storage, office spaces and an office for the operations director. Floors three through seven would contain dorm rooms and bathrooms. The eighth floor would contain a cafeteria, a warming kitchen, restrooms, and laundry. The building would be accessible with an elevator and emergency stairs.

The Facility would be staffed by 48 full-time-equivalent (FTE) employees who would provide case management and life skills training, job placement assistance from employment specialists, permanent housing assistance from housing specialists, healthcare referral services and food services.

Path: \\A:\Projects\NYC_Figures\120-0192\00006\Technical\GIS\Site\KMDHS_142_1114_1st_Site_KMDHS142_NYC_ERP_6AS_Map.aprx: 1/20/2025



★ Site

Source: Service Layer Credits: World Light Grey Canvas
Base: Esri, HERE, Garmin, USGS, EPA, NPS
USGS Topo: USGS The National Map: National Boundaries
Dataset, IDEF Elevation Program, Geographic Names
Information System, National Hydrography Dataset, National
Land Cover Database, National Structures Dataset, and
National Transportation Dataset USGS Global Ecosystems;
U.S. Census Bureau TIGER/Line data; USFS Road data;
National Earth Data; U.S. Department of State HDU; NOAA
National Centers for Environmental Information. Data
refreshed April, 2024.

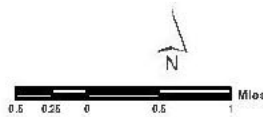
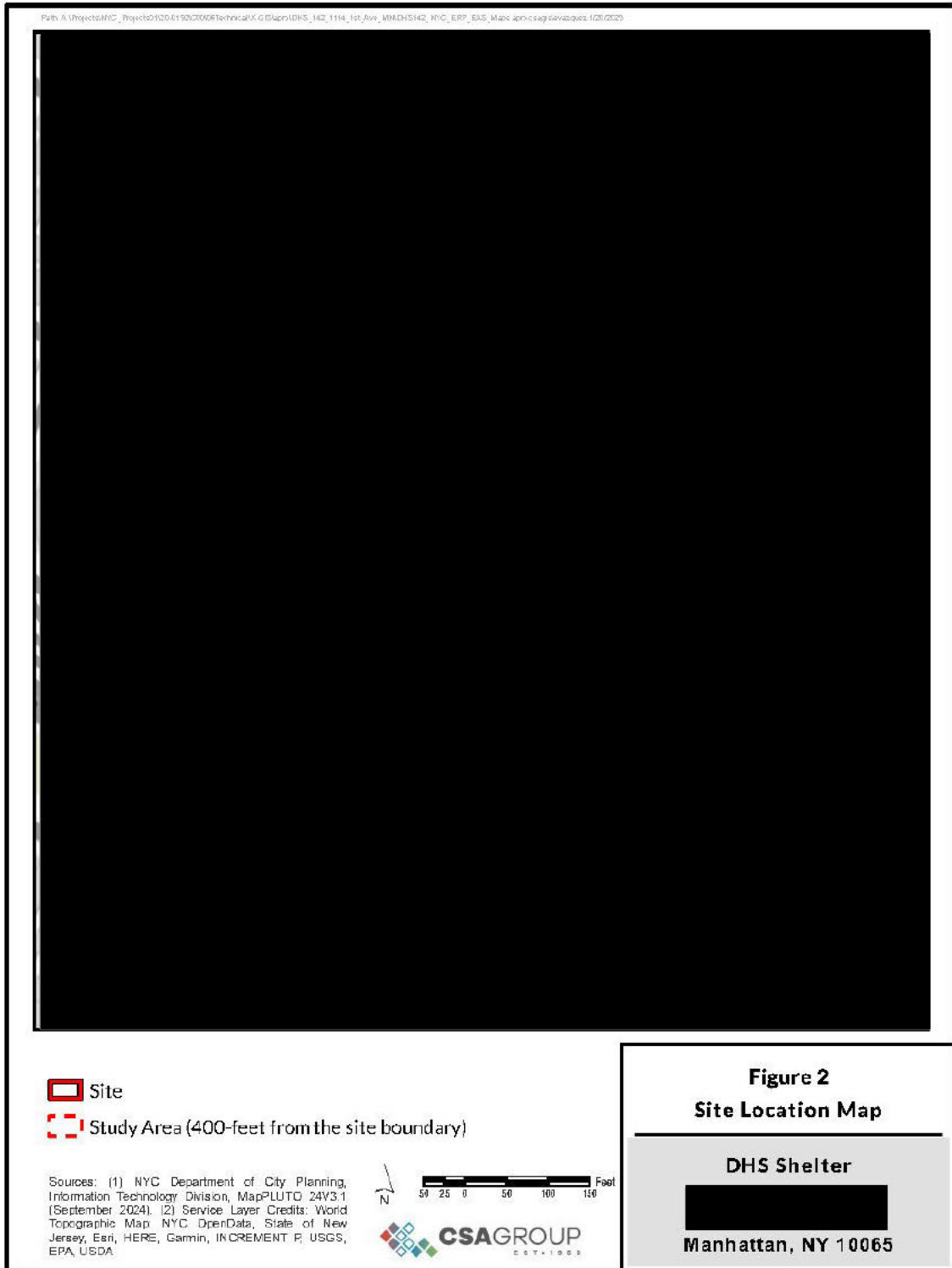
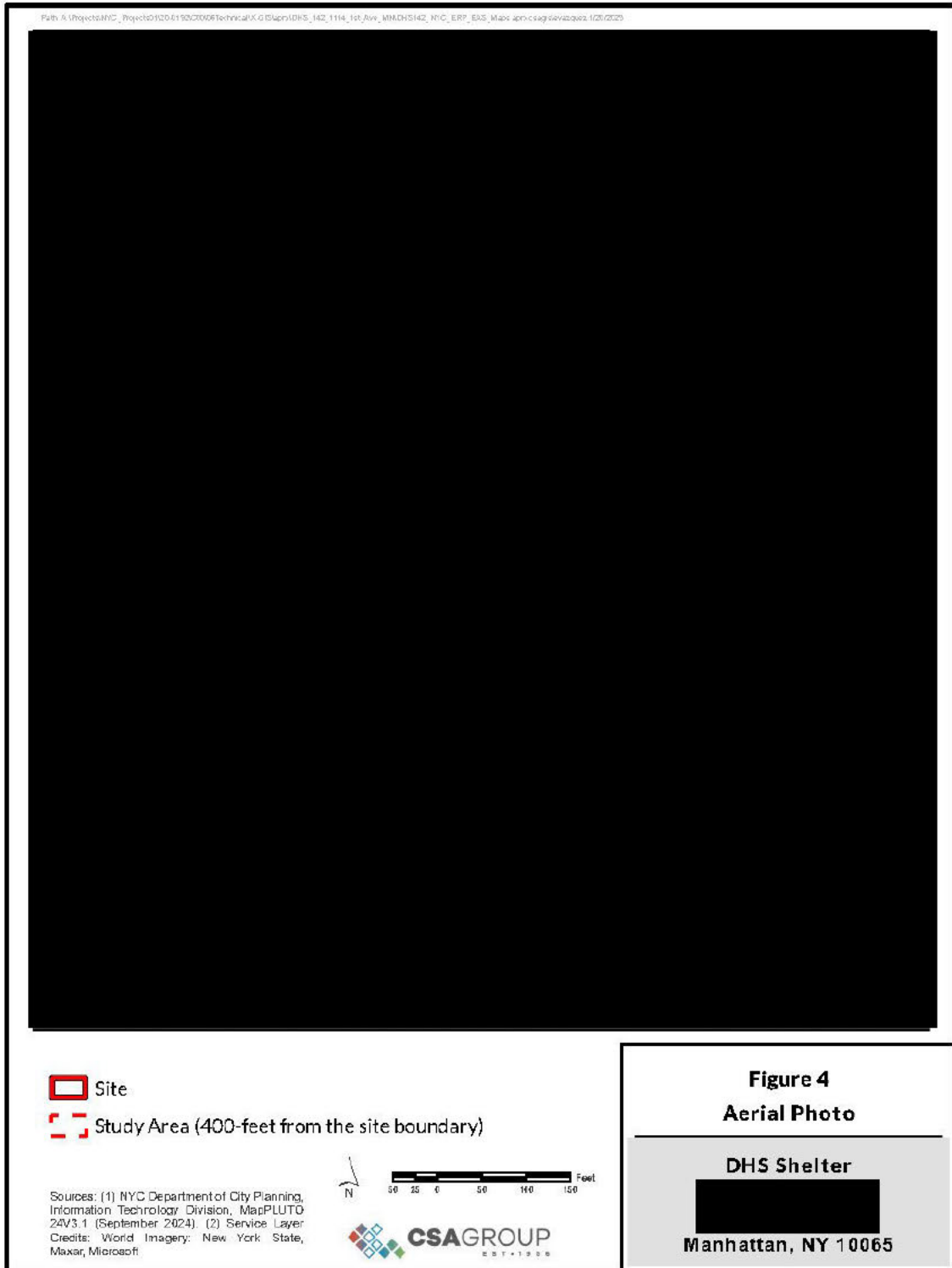


Figure 1
Regional Location Map

DHS Shelter
[Redacted]
Manhattan, NY 10065





1.3 Purpose and Need

The City of New York is mandated by law and court order to provide housing to every eligible homeless family and individual who seek it and must do so on an immediate basis. Thus, DHS must have sufficient shelter capacity to meet fluctuations in shelter demand. According to the Department of Homeless Services Daily Report published May 23, 2025, there are 22,235 individuals residing in New York City single adult shelters. Operation of the proposed Facility is critical for DHS to meet immediate and long-term capacity demands. DHS also recognizes that their contracted shelter providers must provide services to assist clients in moving out of shelter and into permanent housing as quickly as possible. To accomplish this goal, providers offer social services to help homeless adults obtain permanent housing and avoid shelter re-entry.

1.4 Proposed Action

The Proposed Action is defined as DHS entering into a multi-year contract with Housing Solutions of New York, Inc., the Provider, to operate a transitional residence for 200 adults in an existing eight-story renovated building. DHS's contracting with Housing Solutions is a discretionary action requiring compliance with Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review (CEQR) process found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review (SEQRA). This Environmental Assessment Statement (EAS) and corresponding Negative Declaration fulfills DHS's CEQR requirements.

2.0 ANALYSIS FRAMEWORK

2.1 Analysis Year

Building renovations are currently underway and facility operation is expected to begin in late 2025 or early 2026. As a result, the analysis year considered for this environmental review is 2026.

2.2 Reasonable Worst-Case Development Scenario

This environmental assessment examines the potential effects of the Reasonable Worst-Case Development Scenario, which in this case is the Proposed Action ("With-Action Condition") compared to the Future without the Proposed Action ("No-Action Condition") for the 2026 analysis year as described below. The incremental difference between the Future No-Action and Future With-Action conditions serves as the basis for the analysis of this environmental review.

2.3 The Future Without the Proposed Action (No-Action Condition)

In the No-Action Condition, the Site would not be acquired by the Provider and the Provider would not enter into a contract with DHS. For the purpose of presenting a conservative analysis under the CEQR, it

is assumed that the building would remain vacant in the No-Action Condition, where the incremental difference between the No-Action Condition and With-Action Condition is the greatest.¹

2.4 The Future with the Proposed Action (With-Action Condition)

In the Future With-Action Condition, DHS and the Provider would enter into a multi-year contract to operate the transitional residence on the Site for up to 200 clients and 48 employees. No zoning or land use changes are required to implement the Proposed Action.

3.0 CEQR TECHNICAL AREAS SCREENING

This Environmental Assessment Statement (EAS) has been prepared in accordance with the guidelines and methodologies presented in the 2021 *City Environmental Quality Review (CEQR) Technical Manual*. For each analysis area, thresholds are defined, which if met or exceeded, require that a detailed technical analysis be undertaken. Using these guidelines, preliminary analyses were conducted for all aspects of the proposed action to identify the potential for significant adverse impact.

Part II of the EAS Short Form identifies 19 technical areas that typically warrant assessment in CEQR. For this project, none of the technical areas covered in the *CEQR Technical Manual* were deemed to require supplemental screening analyses because they did not trigger CEQR thresholds and/or are unlikely to result in significant impacts. The discussion below shows that a hard look was taken at each of the CEQR technical areas and confirms that further analyses are not required.

3.1 Land Use, Zoning and Public Policy

According to the *CEQR Technical Manual*, a preliminary assessment of land use, zoning and public policy is appropriate for actions that would affect land use or change the zoning on a site. As described below, the Proposed Action does not affect land use, zoning, or public policy. However, a preliminary assessment is included in this environmental review to provide background information and context for the project and the Proposed Action.

The Site is in the Lenox Hill neighborhood of Manhattan, which is located in Manhattan's upper east side and generally bound by Upper East Side neighborhood to the north, Central Park to the west, Midtown East to the south, and the East River to the east.

Consistent with the guidance contained in the *CEQR Technical Manual*, which states that unless a project involves a large-scale, high-density development or is a generic project, and when indirect effects are not anticipated, the Study Area for land use and zoning is defined as the site and the area within 400 feet of

¹ The existing building could be occupied by other as-of-right uses including another type of transitional or supportive housing, such as a residential rehabilitation facility, a congregate supportive housing facility, a homeless shelter, or other social service residential use. Under the existing zoning, future development could also include uses such as a single-family residence, or a community facility use including a school, library, long-term care facility, non-profit recreational facility, house of worship or medical offices. Like the Proposed Action, each of these uses would include the potential for environmental impacts.

the site's boundaries. The Study Area for this project is therefore generally between ██████████ to the north, ██████████ to the east, ██████████ to the south and ██████████ to the west (Figure 5). On March 10, 2025, a field survey was conducted to ascertain existing land use patterns and neighborhood characteristics of the Study Area (see Attachment 1 for Site Photographs).

3.1.1 Land Use and Zoning

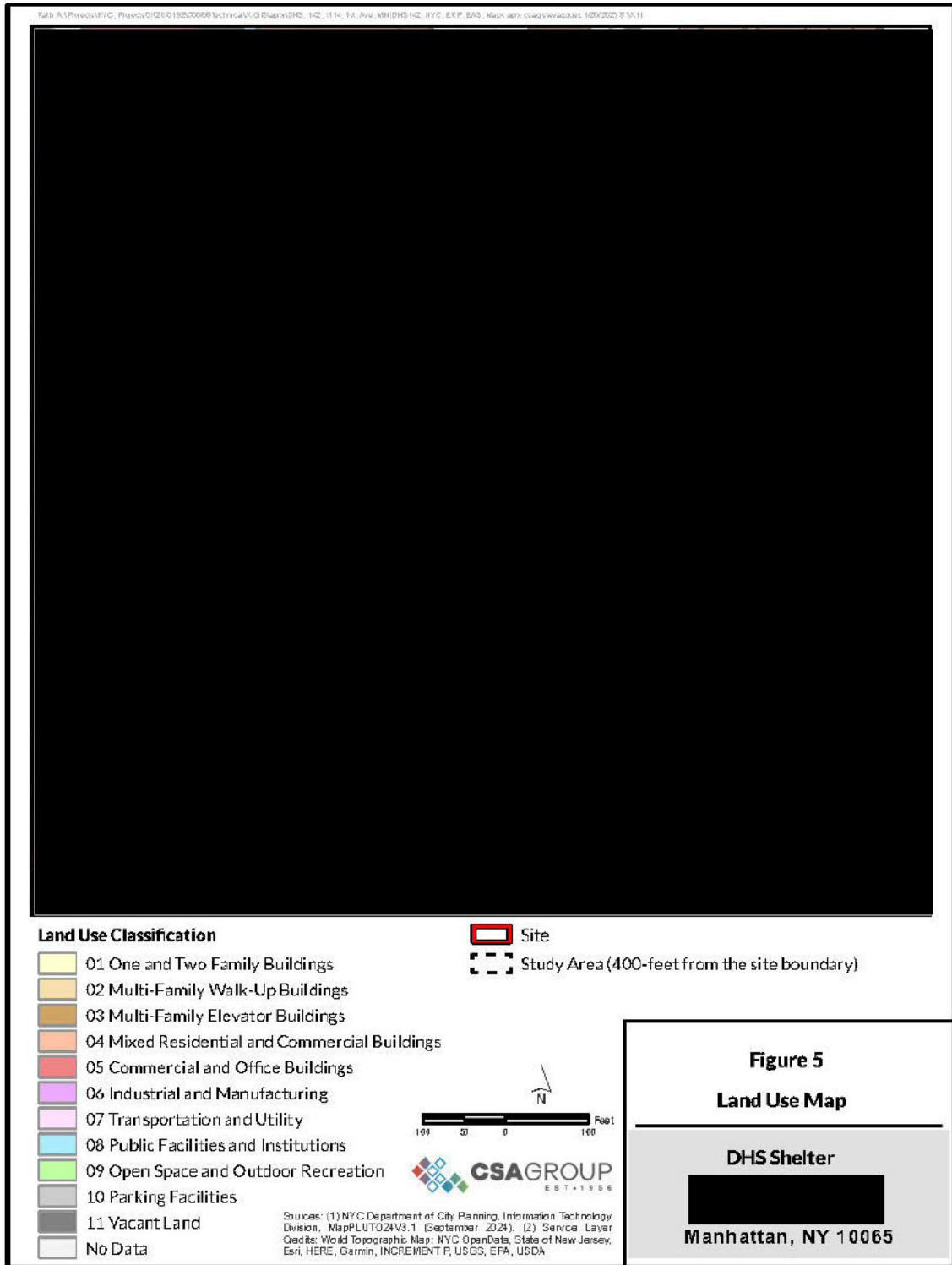
The Site

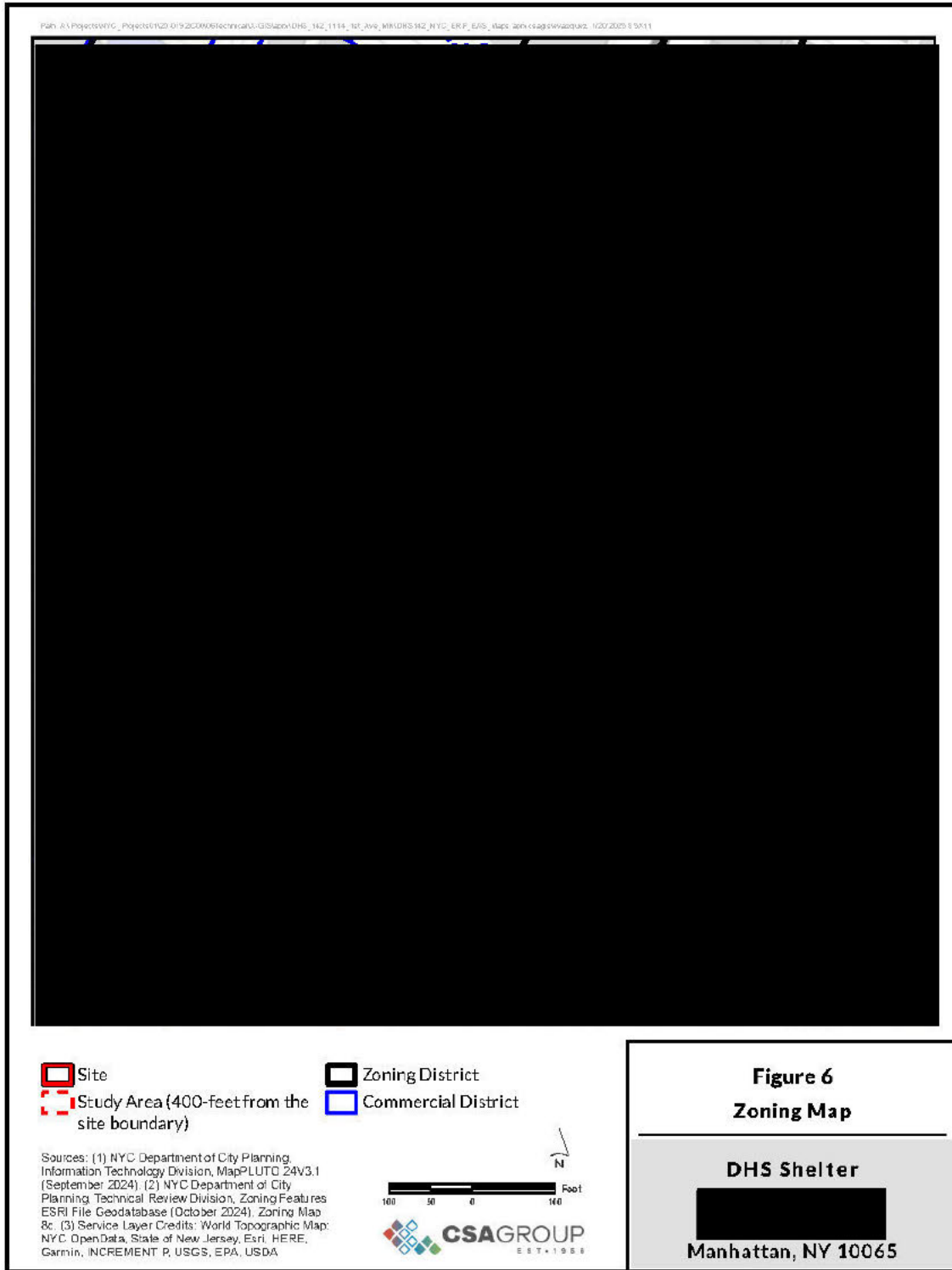
The 4,750 sf Site is on a mixed residential and commercial street, with most buildings containing commercial uses on the ground floor with residential space located on the floors above. The Site is adjacent to a mixed-use, five story building to the north, and a five-story residential building to the east. The building is currently occupied by a ██████████ on the first floor and vacant space on the floors above, most recently used as office space. The lot has 50 feet of frontage on ██████████, a 100-foot-wide, one-way street with three travel lanes, a dedicated bus lane, a dedicated bicycle lane, and a shared use lane for vehicle parking, shared bicycle parking, and street planters. The building has a freight entrance along ██████████, a 60-foot-wide, one-way street with three travel lanes, with one of the lanes serving as temporary street parking. The ██████████ is located approximately ██████████ to the south.

The Site is located in a C8-4 commercial zoning district (Figure 6). Transient hotels operated exclusively for the public purpose of temporary housing assistance by the City or State of New York or operated by a non-governmental entity pursuant to an active contract or other written agreement with an agency of the City or State specifying such public purpose (Use Group 5) are permitted within C8-4 districts. C8 zoning districts typically include commercial and manufacturing uses, automobile showrooms and repair shops, warehouses, gas stations and car washes. C8 districts are mapped mainly along major traffic arteries, with a maximum floor area ratio (FAR) of 5.0 in C8-4 districts. C8-4 districts are typically exempt from parking requirements.

Study Area

Land use within the Study Area is predominantly comprised of commercial and office buildings, multi-family elevator buildings, and multi-story mixed-use commercial and residential uses. There is one industrial and manufacturing use northeast of the Site, in the form of a mixed-use parking garage and self-storage facility. Two public facilities/institutions are located to the east of the Site on ██████████ Street, the ██████████. The Site is one block northwest of the ██████████, a transportation use.





The Site and ██████████ are zoned C8-4. The majority of the lots within a 400-foot radius around it are zoned for commercial use, with a C2-8 zoning district located to the west, across ██████████, C4-7 and C6-2 districts located to the south, across ██████████, and a C1-9 district located to the north, above ██████████. An R8 residential zoning district is located to the northeast, above ██████████, adjacent to the C1-9 district.

Future No-Action Condition

The Site

Absent the Proposed Action, it is expected that the existing building on the Site would remain unoccupied. In the future without the Proposed Action, no zoning changes are anticipated on the Site.

Study Area

The Study Area is a densely developed neighborhood with very few properties with redevelopment potential. According to NYC Department of City Planning and NYC Department of Buildings records, including “Building on My Block”, no substantial land use changes are expected to occur in the Study Area by the Build Year of 2025.

Future With-Action Condition

The Site

The existing building is being renovated and leased to the Provider who would operate it as a transitional residence for single adults, a use compatible with the surrounding residential and commercial land uses. Transitional residences operate similarly to a traditional residential building by providing living accommodations where residents sleep and eat and come and go throughout the daytime hours (there will be a nighttime curfew). However, it is distinct from traditional residences because supportive services will be provided, including but not limited to residential services, case management, counselling, permanent housing planning, referrals to medical and mental health services, and referrals for employment services. In the future with the Proposed Action, no zoning changes would be required because the proposed use of the building (Use Group 5, transient hotels operated exclusively for the public purpose of temporary housing assistance by the City or State of New York or operated by a non-governmental entity pursuant to an active contract or other written agreement with an agency of the City or State specifying such public purpose) is permitted by the Site’s current C8-4 zoning designation.

Study Area

In the future with the Proposed Action, it is also expected that the current land use trends and general development patterns would continue. These trends and patterns are characterized by a mix of uses and primarily include mixed-use residential and commercial uses. The Proposed Action would not alter or affect zoning in the Study Area by the build year 2026.

The Proposed Action would not result in significant adverse impacts on land use or zoning. Therefore, a detailed analysis of land use or zoning is not warranted.

3.1.2 Public Policy

The mission of DHS is to prevent homelessness wherever possible and provide short-term emergency shelter and re-housing support. In accordance with its mission, DHS teams with hundreds of shelter providers throughout the City, business and faith-based leaders, and community members to meet the growing need of the City's homeless. As explained in Section 1.3 ("Purpose and Need"), New York City also has a legal obligation to provide housing to every eligible homeless family and individual who seeks it and must do so on an immediate basis. Use of the capacity that the transitional residence would provide, as well as suitable sites in other boroughs and community districts, is necessary to meet demand for shelter.

The goal of DHS' shelter providers is to assist homeless people to move out of shelter and into permanent housing as expeditiously as possible. This goal is accomplished through the provision of a variety of social services designed to assist individuals look for and obtain permanent housing and achieve economic stability, so that once they exit the shelter, they remain housed in the community. At present, DHS directly runs or oversees the operation of more than 300 facilities across the city, serving more than 80,000 individuals (single adults and families with children) in temporary shelter.

The Site is not located within a designated Industrial Business Zone, a Business Improvement District, or within an area defined by an adopted 197-a Plan. The Site is not located within a designated historic district. However, the Site is located within New York City's coastal zone.

Waterfront Revitalization Program

The Site is situated within the City's Coastal Zone (**Figure 7**); accordingly, the Proposed Action is subject to review for consistency with the policies of the New York City Waterfront Revitalization Program (WRP). The City Planning Commission, acting as the City Coastal Commission, and the Department of City Planning administer the WRP, to ensure that local discretionary actions in the Coastal Zone are subject to review. The WRP seeks to maximize environmental conservation, public use of the waterfront and economic development, while minimizing conflicts among these goals. The WRP establishes ten policies for the development and use of the waterfront, and each policy contains a list of related goals:

1. Support and facilitate commercial and residential redevelopment in areas well-suited to such development.
2. Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.
3. Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.



4. Protect and restore the quality and function of ecological systems within the New York City coastal area.
5. Protect and improve water quality in the New York City coastal area.
6. Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.
7. Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.
8. Provide public access to, from, and along New York City's coastal waters.
9. Protect scenic resources that contribute to the visual quality of the New York City coastal area; and
10. Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.

The WRP Consistency Assessment Form (CAF), provided in **Attachment 2**, lists the WRP policies and related goals and indicates whether the With-Action Condition would promote or hinder that policy, or whether that policy would be applicable. The Proposed Action would promote WRP policies by facilitating residential development on the Site. The Proposed Action's CAF was reviewed by the Department of City Planning's Climate and Sustainability Planning Division, who affirmed via email on April 3, 2025, that the Proposed Action would not hinder the achievement of any WRP policy (WRP No. 25-032) (Attachment 2).

Housing Our Neighbors: A Blueprint for Housing and Homelessness

There are two other adopted city public policies that are applicable to both the primary and secondary study areas: *Housing Our Neighbors: A Blueprint for Housing and Homelessness*, and *OneNYC 2050: Building a Strong and Fair City*.

On June 14, 2022, the Adams administration released *Housing Our Neighbors: A Blueprint for Housing and Homelessness*, a comprehensive plan intended to cover the entire spectrum of New Yorkers' housing needs and options, including City-subsidized affordable housing, public housing, private market-rate housing, and greater support programs for New Yorkers experiencing homelessness. The plan is the result of an extensive stakeholder input and community engagement process, that includes direct engagement with New Yorkers who are experiencing or have experienced homelessness and outlines mayoral initiatives to:

- Significantly expand affordable homeownership opportunities and help communities build and maintain wealth;
- Accelerate the creation of supportive housing by completing the 15,000 supportive homes promised by 2030 two years ahead of schedule;
- Transform the New York City Housing Authority (NYCHA) by delivering much-needed resources for repairs and improving and streamlining the services NYCHA provides residents;

- Break down government siloes to address the full scope of the homelessness crisis to give shelter system residents access to critical services and resources; and,
- Place New Yorkers in safe, high-quality, affordable homes faster and without forcing them to relive past trauma by eliminating unnecessary paperwork and obstacles to obtaining housing.

OneNYC 2050: Building a Strong and Fair City

In April 2019, *OneNYC 2050: Building a Strong and Fair City (OneNYC 2050)* was released, which is a strategic plan for inclusive growth and climate action in New York City. Building upon its predecessor, *One New York: The Plan for a Strong and Just City (OneNYC)*, *OneNYC 2050* brings new attention to the fundamental link between climate action and inclusive growth with a focus on creating well-paid jobs, ensuring equitable access to natural resources, guaranteeing the right to quality healthcare and education, and promoting justice by recognizing and repairing the damage caused by historic oppression.

OneNYC 2050 includes progress realized since *OneNYC*, saluting its growth, sustainability, resiliency, and equity initiatives. However, the plan emphasizes that there is still much to be done to address critical challenges like climate change, increasing unaffordability, and failing infrastructure. The plan's eight goals lay the foundation for transformational change:

- A Vibrant Democracy, where every New Yorker is welcomed into the city's civic and democratic life.
- An Inclusive Economy, where economic growth creates opportunities for New Yorkers and safeguards the American Dream.
- Thriving Neighborhoods, where all communities have safe, income-restricted housing and are well-served by parks, cultural resources, and other shared public spaces.
- Healthy Lives, where health inequities based on race and ethnicity are eliminated, and all residents have equal access to health care, clean air, and healthy food.
- Equity and Excellence in Education, where diverse and fair schools provide a quality education for every student, and New York serves as a model for educating children of all backgrounds.
- A Livable Climate, where we no longer rely on fossil fuels and have mitigated the risks posed by climate change.
- Efficient Mobility, where income-restricted, reliable, safe, and sustainable transportation options mean no New Yorker will need to rely on a car.
- Modern Infrastructure, where reliable physical and digital infrastructure allows New Yorkers to flourish.

OneNYC 2050 articulates a global perspective on the long-term needs of the city and how the city must grow responsibly and sustainably while supporting the well-being of all New Yorkers. The plan is referred to as New York City's Green New Deal, and progress reports will be released yearly.

3.2 Socioeconomic Conditions

A socioeconomic conditions assessment may be necessary if an action would create substantial socioeconomic changes within an area where those changes would not occur in the absence of the action. Under CEQR, the principal issues of concern with respect to socioeconomic conditions are direct and indirect residential displacement, direct and indirect business displacement, and effects on specific industries.

The existing building is currently unoccupied, except for the [REDACTED], which will remain on the ground floor. The Proposed Action would not cause direct business displacement, and no residents would be displaced. In addition, there would be no indirect displacement, nor would the Proposed Action have an effect on specific industries. The Proposed Action would not introduce new uses or a project of a scale that would substantially alter the socioeconomic profile of the neighborhood in a manner that would have the potential to result in indirect displacement of residents or businesses, nor would the Proposed Action result in an effect on specific industries.

Therefore, no significant adverse impacts on socioeconomic conditions would occur as a result of the Proposed Action.

3.3 Community Facilities

The *CEQR Technical Manual* defines community facilities as public or publicly funded facilities, such as schools, early childhood programs, libraries, fire and police protection, and health care facilities. An analysis of community facilities is warranted if a proposed action would physically alter or displace an existing community facility (direct effect) or if the Proposed Action would lead to an increase in local population (e.g., a sizable new neighborhood) that would increase the demand for community facility services (indirect effect).

The Proposed Action would facilitate the operation of a transitional residence for single adults within an existing eight-story building. Since no community facilities would be physically altered or displaced as a result of the Proposed Action, no direct impacts would occur. Therefore, the analysis provided below focuses on the potential for indirect impacts to community facilities.

Public Schools and Early Childhood Programs

The future use facilitated by the Proposed Action would include a residential population of single adults, children would not live in the Facility. As a result, an analysis of public schools or early childhood programs is not warranted. The Proposed Action would not have any significant adverse impacts on public schools or early childhood programs.

Libraries

The future use facilitated by the Proposed Action would include a residential population of up to 200 residents. According to the *CEQR Technical Manual*, 1,033 dwelling units would be the size threshold for a residential development in Manhattan to require a library analysis. As the incremental increase attributed to the Facility would be well below the threshold, no analysis is required. No significant adverse impacts on libraries would occur as a result of the Proposed Action.

Police and Fire Protection, and Healthcare Facilities

According to the *CEQR Technical Manual*, the threshold to require detailed police and fire protection and health care facilities analyses is the introduction of a sizeable new neighborhood. The Proposed Action would facilitate a site-specific facility to serve single homeless adults. The threshold for detailed analysis does not apply and no analysis is warranted. No significant adverse impacts on police and fire protection and health care facilities would occur as a result of the Proposed Action.

3.4 Open Space

The *CEQR Technical Manual* defines open space as publicly accessible, publicly, or privately-owned land that is available for leisure, play, or sport or is set aside for the protection or enhancement of the natural environment. Open space may be public or private and may include areas used for sports, exercise or play (active open space) and/or areas used for sitting, strolling, or relaxing (passive open space). The *CEQR Technical Manual* guidelines indicate that an open space analysis should be conducted if an action would result in a direct effect, such as the physical loss or alteration of public open space, or an indirect effect, such as when a substantial new population could place added demand on an area's open spaces.

Since the Site is not currently occupied by open space, there would be no direct impact as a result of the Proposed Action.

The preliminary screening threshold to determine if an indirect open space assessment is warranted is when a proposed project would generate more than 200 residents or 500 nonresidents. The Proposed Action would facilitate the use of the building located on the Site as a transitional residence for single adults. The building would be occupied by 200 residents and 48 employees. The Proposed Action does not exceed either the CEQR residential or nonresidential thresholds. Therefore, an assessment of open space is not warranted.

The Site is located within a "Walk to a Park Service Area", which means it is in walking distance of a public park. The "Walk to a Park Initiative" is led by the New York City Department of Parks and Recreation under the *OneNYC 2050* plan, which has put forth a goal for 85% of the city's residents to live within walking distance of a park by 2030.

3.5 Shadows

According to the *CEQR Technical Manual*, a shadow assessment is recommended for projects which result in new shadows long enough to reach a sunlight-sensitive resource. Under the Proposed Action, the existing building would be utilized to house a transitional residence. The building footprint would not require alteration and there would be no increase to the height of the building. Thus, a shadows analysis is not warranted, and the Proposed Action would not create an adverse shadow impact.

3.6 Historic and Cultural Resources

An assessment of historic and cultural resources is typically required for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require ground disturbance, unless such disturbance occurs in an area that has been formerly excavated. Historic resources include

historic districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance.

Architectural resources include New York City Landmarks Preservation Commission (LPC)-designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; and properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register of Historic Places.

The Proposed Action involves DHS entering into a contract with the Provider to operate a transitional residence within an existing building. The Proposed Action does not involve ground disturbance and will therefore not have the potential to disturb archaeological resources.

The Site is not an LPC-designated or State/National Register listed landmark or situated within an LPC-designated historic district. However, there is an LPC-designated landmark, the ██████████. Formerly known as ██████████ is a Federal-style stone stable that stood on a 23-acre farm belonging to ██████████. Following a fire that destroyed the mansion, the stable was later converted into ██████████. In 1833, the ██████████ was purchased and converted into a private home. It served as the residence of ██████████ until 1924 when the building was purchased for the ██████████ and saved from destruction. Due to its architectural and cultural significance, the building was designated a NYC Landmark in January 1967 when it was also added to the National Register of Historic Places.

The Proposed Action will not alter the ██████████ building envelope or change the visual context of the street, including ██████████ where ██████████ is located. Nor will the Site have any ground disturbance or the potential to disturb archaeological remains. No further analysis of architectural or archaeological resources is warranted and the Proposed Action would not result in significant adverse impacts on architectural or archaeological resources.

3.7 Urban Design and Visual Resources

According to the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street, a physical alteration beyond that allowed by existing zoning regulations. No analysis is warranted if a proposed project would be constructed in compliance with existing zoning and would not result in physical changes beyond the permitted bulk and height provisions.

The Proposed Project would not require changes to the zoning designation of the Site and would not alter the existing building; an analysis of urban design and visual resources is therefore not warranted. No significant adverse impacts on urban design and visual resources would occur as a result of the Proposed Action.

3.8 Natural Resources

A natural resource is defined as:

- the City's biodiversity (plants, wildlife, and other organisms);

- aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and
- any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability.

Under CEQR, a natural resources assessment considers species in the context of the surrounding environment, habitat, or ecosystem and examines a project's potential to affect those resources. According to the *CEQR Technical Manual*, adverse impacts to natural resources may occur when a natural resource is present on or near the site of the project site, and the project would result in a disturbance of that resource.

The Proposed Action would facilitate the operation of a transitional residence in an existing building on the Site, which is in a heavily urbanized area. The Site is devoid of natural resources, as defined in the *CEQR Technical Manual*. As a result, no significant adverse impacts to natural resources would occur and a natural resources analysis is not warranted.

3.9 Hazardous Materials

According to guidance in the *CEQR Technical Manual*, the potential for significant impacts related to hazardous materials can occur when:

- elevated levels of hazardous materials exist on a site and the project would increase pathways to human or environmental exposure;
- the project would introduce new activities or processes using hazardous materials and the risk of human or environmental exposure is increased; or
- the project would introduce a population to potential human or environmental exposure from off-site sources.

A Phase I Environmental Site Assessment ("ESA") was completed on December 17, 2024, by Laurel Environmental Geosciences DPC. According to the ESA, a Recognized Environmental Condition ("REC"), was identified at the Site during ESA completion. The term REC means (1) the presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the Site under conditions that pose a material threat of a future release to the environment. The REC was identified as a "historic use of the Site for cleaning and laundry businesses, photography and publishing, auto rental, and imaging services."

Based on the findings of the ESA, a soil vapor intrusion investigation was recommended to determine if historical uses have impacted the Site's subsurface conditions.

A soil vapor intrusion investigation, which included subsurface sampling as well as indoor and outdoor air sampling, was conducted at the Site on January 7, 2025. Based on the findings of the investigation, the historical uses of the Site have not affected subsurface conditions and additional tests and studies are not warranted.

3.10 Water and Sewer Infrastructure

According to the *CEQR Technical Manual* a detailed analysis for water supply is required if a project may result in an exceptionally large demand for water (e.g., projects estimated to use more than one million gallons per day such as power plants, very large cooling systems, or large developments); or if a 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 Facility would not generate a water demand of more than one million gallons per day, nor is the Site located in an area with low water pressure. Therefore, an analysis of water supply is not warranted.

The Site is situated in a combined sewer area. According to the *CEQR Technical Manual*, an analysis of wastewater and stormwater conveyance and treatment systems would be needed if a project is in a separate sewer area and would result in the addition of 400 residents or more than 150,000 sf of commercial, public facility, and institution and/or community facility space or more. The square footage and occupancy level of the proposed transitional residence would be well below these CEQR thresholds and therefore a preliminary wastewater and stormwater conveyance and treatment systems analysis is not warranted. As a result, significant adverse impacts on wastewater and stormwater conveyance and treatment systems would not occur because of the Proposed Action.

3.11 Solid Waste and Sanitation Services

A solid waste assessment is recommended if a proposed action has the potential to cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the New York City Solid Waste Management Plan or with state policy related to the City's integrated solid waste management system. According to the *CEQR Technical Manual*, if a project's generation of solid waste would not exceed 50 tons per week, then sufficient public or private carting and transfer station capacity exists in the metropolitan area to absorb the increment, and further analysis is generally not warranted.

Using the individual rate (17 pounds (lbs.) per week) listed in Table 14-1 of Chapter 14, "Solid Waste and Sanitation Services," of the *CEQR Technical Manual*, it is estimated that the 200 residents of the Facility will generate approximately 3,400 pounds (or 1.70 tons) of solid waste per week. The office building rate of 13 pounds per employee per week was used to identify solid waste generation by the 48 shelter employees, which is 624 lbs./week. Therefore, the shelter operation would result in a total solid waste generation of 4,024 lbs. per week (2.01 tons) which is well below the CEQR threshold of 50 tons per week. Therefore, a solid waste and sanitation services analysis is not warranted. No significant adverse impacts to solid waste and sanitation services would occur as a result of the Proposed Action.

3.12 Energy

According to the *CEQR Technical Manual*, a detailed assessment of energy is typically limited to projects that may significantly affect the transmission or generation of energy. Under the Proposed Action, DHS would enter into multi-year contract with the Provider who would operate a transitional residence in an existing building on the Site. The transitional residence would not significantly affect the transmission or

generation of energy. The Proposed Action would not result in significant adverse impacts to energy generation and transmission systems and no further assessment is warranted.

3.13 Transportation

According to the *CEQR Technical Manual*, the objective of transportation screening is to determine whether a proposed action may have a potential significant adverse impact on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, safety of all roadway users (pedestrians, cyclists, transit users and motorists), on- and off-street parking or goods movement. Detailed transportation analyses may not be needed for projects that would create low- or low- to moderate-density development in particular areas of New York City.

To determine whether a Level 1 Screening Assessment is required, Map 16-1, “CEQR Traffic Zones” and Table 16-1, “Minimum Development Densities Potentially Requiring Transportation Analysis” of the *CEQR Technical Manual* were reviewed. The Site is situated in Zone 1 and the CEQR threshold for a Level 1 Screening Assessment applicable to community facilities located in Zone 1 is a building size of 25,000 square feet. The proposed facility will include 35,000 square feet of community facility space and a Level 1 Screening Assessment is warranted.

The *CEQR Technical Manual* provides a methodology for evaluating the potential impacts of a proposed project on the transportation system. A trip generation analysis based on the proposed development program is prepared to determine the expected number of person and vehicle trips that the proposed project would generate. This trip generation is compared to the Level 1 screening thresholds defined in the *CEQR Technical Manual* (50 peak hour vehicle trip-ends, 200 peak hour pedestrian trips, 200 peak hour subway trips, or 200 peak hour bus trips). The Level 1 screening evaluates the number of vehicles and person trip-ends by mode to determine if further analysis is warranted. If the proposed project’s trip generation exceeds the Level 1 threshold, a Level 2 screening analysis is warranted.

Level 1 Screening

The following includes the trip generation assumptions and travel demand estimates for the Facility that were used to perform a Level 1 screening for traffic, parking, subway, bus, and pedestrians. The methodology and trip generation assumptions used in the Level 1 screening were reviewed and/or provided by NYC Department of Transportation (DOT). As a result of the Proposed Action, up to 200 single adults would occupy the Facility. Based on the experience at other similar facilities, it is expected that residents would not own or operate cars nor generally access the facility via automobile; they would either walk or use public transit. Onsite social services such as counseling, job placement, permanent housing assistance, and recreational and wellness activities would be provided at the Facility. Therefore, it is assumed that no vehicle trips would be generated by the residents.

Resident Trip Assumptions

Previously, transportation planning assumptions were developed for a crisis center/health clinic component (transitional housing for the homeless) related to the *No. 7 Subway Extension-Far West Midtown Manhattan Rezoning FEIS* (CEQR No. 03DCP031M). NYCDOT authorized the use of the planning assumptions from this FEIS for DHS facilities in July 2020. Since similar transitional housing would be

provided for the homeless at this Facility, the daily trip generation rate of 4.75 trips per bed from this FEIS was used as the source to estimate trip generation for this Facility’s proposed residents. The daily trip generation rate of 4.75 trips per bed yielded an estimated total of 950 daily person trips for the 200 residents at this Facility. In terms of modes of transportation, it was presented in the FEIS that 94% of residents would walk.

Assuming the same 94% would walk at this Facility, the remaining 6% were assumed to use mass transit (either bus or subway/railroad) adjusted based on the Journey to Work (JTW) data from the American Community Survey (ACS), 2015-2019 Five Year Means of Transportation to Work, for New York County Census Tracts 106.1, 106.2, 108.2, 110, 116, and 118.

There is an 11:00 PM curfew at the Facility, therefore, no resident trips were assumed to occur during the 11:00 PM to 5:00 AM overnight period. The daily person trips from the CEQR Technical Manual for Residential Land Uses of 9.3% and 8.5% during the weekday AM and PM peak hours, respectively, were used. As a result, it was projected that there would be 88 AM and 81 PM weekday peak hour trips made by the residents at the Facility. The total weekday peak hour trips made by the residents at the Facility are identified in Table 1.

Table 1
Weekday Resident Mode and Peak Hour Trips

| Mode Type | Mode Percent* | AM Peak Hour Trips | PM Peak Hour Trips |
|-----------------|---------------|--------------------|--------------------|
| Auto | 0% | 0 | 0 |
| Subway/Railroad | 4% | 4 | 4 |
| Bus | 2% | 1 | 1 |
| Walk Only | 94% | 83 | 76 |
| Total | 100% | 88 | 81 |

* Source: No. 7 Subway Extension-Far West Midtown Manhattan Rezoning FEIS (modified for Manhattan using JTW data)

Employee Trip Assumptions

A combination of 48 full-time employees (FTE) and part-time (PTE) employees (peak daily total of 44) would be working at the Facility spread out by day of the week and by six shifts per day. The peak number of weekday employees would be working during the three-day shifts. Specifically, as shown in Table 2, there are projected to be 31 employees during the weekday day shifts including social service staff, kitchen/cleaning staff, security guards, and administrators; and 7 employees during the weekday evening shifts. There are also projected to be 6 employees working during the weekday overnight shift and 6 employees will be off work.

As a means for identifying the modes of transportation by the employees, Reverse Journey to Work (RJTW) data was extracted from the Census Transportation Planning Products Program (CTPP), 2017-2021 Five Year Means of Transportation to Work, for New York County Census Tracts 106.1, 106.2, 108.2, 110, 116, and 118. The projected modes of transportation used by people travelling to the Facility for work and the trips made by the employees during the peak weekday day, evening, and overnight shifts are shown in Table 3.

**Table 2
Employee Shifts**

| Shift | Total |
|--------------------|-----------|
| 7:00 AM - 3:00 PM | 3 |
| 9:00 AM - 5:00 PM | 24 |
| 11:00 AM - 7:00 PM | 4 |
| 1:00 PM - 9:00PM | 5 |
| 3:00 PM – 11:00 AM | 2 |
| 11:00 AM - 7:00 AM | 6 |
| Off | 4 |
| Total | 48 |

**Table 3
Employee Travel Modes and Weekday Peak Hour Trips**

| Mode Type | Mode Percent* | Peak Weekday Day Shift (8:00-4:00 PM) Employee Trips | Peak Weekday Evening Shift (4:00 PM – 12:00 AM) Employee Trips | Peak Weekday Overnight Shift (12:00 AM – 8:00 AM) Employee Trips |
|-----------------|---------------|--|--|--|
| Auto | 19.8% | 5 | 1 | 1 |
| Taxi | 1.3% | 0 | 0 | 0 |
| Subway/Railroad | 52.8% | 13 | 1 | 3 |
| Bus | 9.7% | 2 | 0 | 1 |
| Ferry | 0.2% | 0 | 0 | 0 |
| Bicycle | 1.1% | 0 | 0 | 0 |
| Walk Only | 15.2% | 4 | 0 | 1 |
| Total | 100% | 24 | 2 | 6 |

* Source: RJTW, American Community Survey, 2017-2021 Five Year Means of Transportation to Work for New York County Census Tracts 106.1, 106.2, 108.2, 110, 116, and 118.

Truck Trip Assumptions

The proposed 200-bed Facility would essentially function as a residential land use. A conservative estimate of truck trips includes the residential and non-residential project elements. Therefore, the daily truck trip generation rate of 0.06 trips per unit and temporal distributions of 12% for the AM peak hour and 2% for the PM peak hour were assumed for residential use from the *CEQR Technical Manual*. The truck trips were converted to Passenger Car Equivalents (PCE) using a 1.5 multiplier as per the *CEQR Technical Manual* yielding a total of 18 daily truck trips to serve the proposed facility. As a result, 2 truck trips would be projected during the AM peak hour and 10 truck trips would be projected during the PM peak hour.

Projected Weekday Peak Hour Trips

Based upon the data, the weekday AM peak hour would represent the worst case as 24 total weekday day shift employees would be entering the Facility, no weekday overnight shift employees would be leaving the Facility, and 88 residents would be entering/leaving the Facility. The total weekday AM peak hour trips are projected to be 112 and are presented by mode in Table 4 below.

**Table 4
Projected Total Trips (Weekday AM Peak Hour)**

| Mode | Residents | Employees | Total |
|--------------|-----------|-----------|------------|
| Auto | 0 | 5 | 5 |
| Taxi | 0 | 0 | 0 |
| Subway | 4 | 13 | 17 |
| Bus | 1 | 2 | 3 |
| Ferry | 0 | 0 | 0 |
| Bicycle | 0 | 0 | 0 |
| Walk Only | 83 | 4 | 87 |
| Total | 88 | 24 | 112 |

Projected Weekday Peak Hour Vehicles

The vehicle occupancy rate of 1.08 was derived from the RJTW, American Community Survey, 2017-2021 Five Year Means of Transportation to Work, for New York County Census Tracts 106.1, 106.2, 108.2, 110, 116, and 118, was applied to the weekday AM peak hour auto and taxi trips to calculate the weekday AM peak hour vehicles. As a result, the peak hour auto trips would be 4 during the weekday AM peak hour. There are no taxi trips and 2 truck trips projected during the weekday AM peak hour. The total projected weekday AM peak hour vehicles are provided in Table 5 below.

**Table 5
Weekday Peak Hour Vehicles**

| Mode | AM Peak Hour (8:00 AM - 9:00 AM) | | |
|--------------|-------------------------------------|-----------|----------|
| | Residents | Employees | Total |
| Auto | 0 | 4 | 4 |
| Taxi | 0 | 0 | 0 |
| Truck | 2 | 0 | 2 |
| Total | 2 | 4 | 6 |

Traffic Screening

Based upon the RJTW data, a total of 50.6% of the people traveling to New York County Census Tracts 106.1, 106.2, 108.2, 110, 116, and 118 for work used their personal vehicles and none used a taxi. The worst-case traffic scenario would be 4 total vehicles traveling to the Facility to start the weekday day shift and no vehicles exiting the Facility after the end of the weekday overnight shift. There are no taxi trip-ends projected during the weekday AM peak hour. There are 2 projected truck trips during the weekday AM peak hour. Since the 6 vehicles trip-ends projected during the weekday AM peak hour do not exceed the Level 1 threshold of 50 vehicle trip-ends during any of the peak hours, a Level 2 screening assessment is not warranted.

Parking Screening

There are numerous off-street parking facilities in the vicinity of the proposed Facility. Furthermore, according to the *CEQR Technical Manual*, when a proposed action does not warrant a detailed traffic analysis, a parking assessment is also not needed. Therefore, significant adverse parking impacts are not expected as a result of the Proposed Action.

Subway Screening

The [REDACTED] station serving the [REDACTED] Lines and the [REDACTED] station serving the [REDACTED] Lines are located approximately 0.25 miles from the proposed Facility. Based upon the RJTW data, a total of 52.8% of the people traveling to New York County Census Tracts 106.1, 106.2, 108.2, 110, 116, and 118 used the subway for work. It was also estimated that 4% of the residents would use the subway. As a result, it is projected that a total of 17 subway trips would be generated by the Facility during the peak hour (13 employee trips from the weekday day shift, 0 employee trip from the weekday overnight shift, and 4 trips by a resident). Since this does not exceed the Level 1 threshold of 200 subway trips during any of the peak hours, a Level 2 screening assessment is not warranted, and significant adverse subway impacts are not expected because of the Proposed Action.

Bus Screening

The proposed Facility can be accessed by the M15, M15 SBS, M31, M57, Q32, Q60, and Q101 bus routes operating in the vicinity. Based upon the RJTW data, a total of 9.7% of the people traveling to New York

County Census Tracts 106.1, 106.2, 108.2, 110, 116, and 118 for work used the bus. It was also estimated that 2% of the residents would use the bus. It is projected that a total of 3 bus trips would be generated by the Proposed Action during the peak hour (2 employee trips from the weekday day shift, no employee trips from the weekday overnight shift, and 1 trip by a resident). Since this does not exceed the Level 1 threshold of 200 bus trips during any of the peak hours, a Level 2 screening assessment is not warranted, and significant adverse bus impacts are not expected because of the Proposed Action.

Pedestrian Screening

Based upon the RJTW data, a total of 15.2% of the employees of the day and overnight shifts (4 total) would walk to and from work during the weekday AM peak hour. It was also estimated that 94% of the residents (83 total) would walk to and from their destination during the weekday AM peak hour. In addition to the walk-only trips, all bus and subway trips generated by the Proposed Action would begin or end as pedestrian trips (15 by employees and 5 by residents). It was also assumed that all employees traveling in vehicles would constitute walk trips (5 by employees). There are no taxi trip-ends projected during the weekday AM peak hour that would begin or end as pedestrian trips. As a result, a total of 112 pedestrian trips would be generated by the residents and employees of the proposed project during the AM peak hour.

Conclusion

Since the Level 1 traffic, subway, bus, or pedestrian trip thresholds would not be exceeded during any of the peak hours, a Level 2 screening assessment is not warranted and significant adverse traffic, parking, subway, bus, or pedestrian impacts are not expected because of the Proposed Action.

3.14 Air Quality

The *CEQR Technical Manual* generally requires a detailed assessment of air quality from mobile sources if a project would generate fewer than 170 vehicle trips during a peak hour. As residents of the proposed facility are not expected to own or operate vehicles, the number of trips generated by the proposed project is unlikely to surpass this threshold and no further analysis of mobile source air quality impacts is required.

Since the building on the Site would utilize natural gas for the heating and hot water systems, the Proposed Action warrants further analysis of stationary source air quality impacts.

With respect to air toxics, two facilities with Title V air emissions permits and one with a DEP permit were initially identified near the Site. Of the Title V facilities, one is no longer in use and the actual stack location of the other is out of range of the Proposed Facility. The third (DEP) facility does not have an active permit. Consequently, it is not necessary to investigate the potential for adverse on-site impacts from any nearby sources of toxic air emissions.

Stationary Sources

According to the *CEQR Technical Manual* proposed projects may result in stationary source air quality impacts when they would (i) create new stationary sources of pollutants, (ii) introduce certain new uses

near existing or planned emission stacks that may affect the use, or (iii) introduce structures near such stacks so that changes in the dispersion of emissions from the stacks may affect surrounding uses.

The Proposed Action would facilitate the operation of a transitional residence on the Site. The building's heating, ventilation, and air conditioning (HVAC) system would utilize natural gas-fired boilers and hot water heating. As a result, stationary sources of pollutants would be generated, and an HVAC analysis was conducted.

Screening Analysis

The newly renovated building (**Figure 8**) contains approximately 43,622 gsf of floor area. For the purposes of this analysis, a single HVAC exhaust stack was conservatively assumed to be at the closest edge to the nearest building of greater height. The single stack would be at an elevation of approximately 104 feet. The closest building of similar or greater height is approximately 412-foot-tall and located at ██████████. This building would be approximately 93 feet from the conservatively placed stack location of the proposed building.

As shown in **Figure 9** (based on Figure 17-3 of the *CEQR Technical Manual*), if the size of the proposed Facility's building (approximately 43,622 gsf) is plotted against the distance to the nearest building of similar or greater height (approximately 93 feet), the point is located below the screening curve. This indicates that there is no potential for a significant adverse air quality impact from the building's boiler, and a more refined screening analysis is not warranted.

3.15 Greenhouse Gas Emissions and Climate Change

As stated in the *CEQR Technical Manual*, a greenhouse gas (GHG) emissions or climate change assessment focuses on projects that propose power generation or regulations that fundamentally change the city's solid waste management system, or that would require conducting an Environmental Impact Statement (EIS) level analysis for developments of 350,000 sf or greater. The Facility does not fit this classification and would not exceed the size threshold of 350,000 sf, therefore significant adverse impacts with respect to GHG emissions and climate change would not occur. A GHG emissions and climate change assessment is not warranted for the Proposed Action.

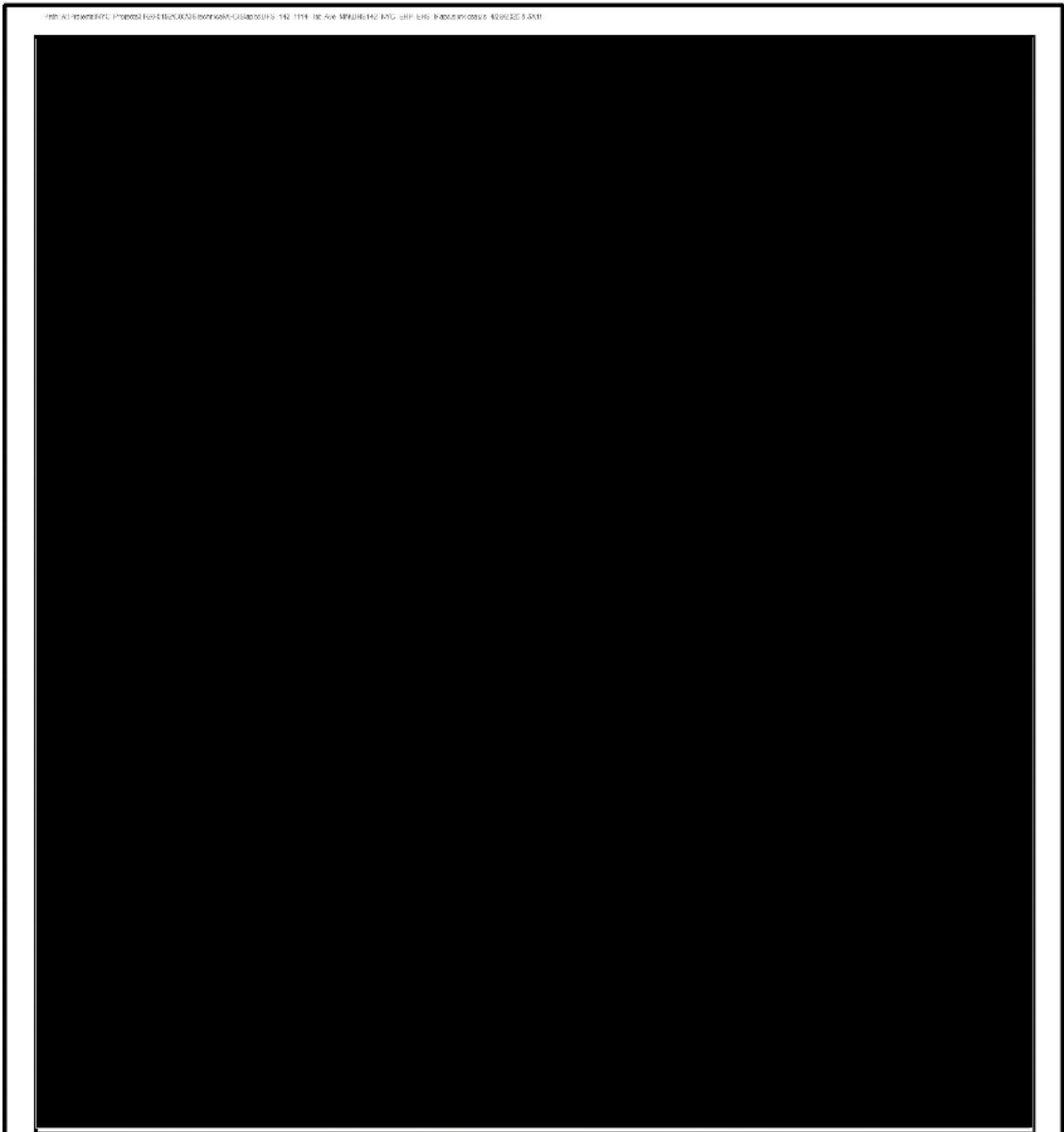
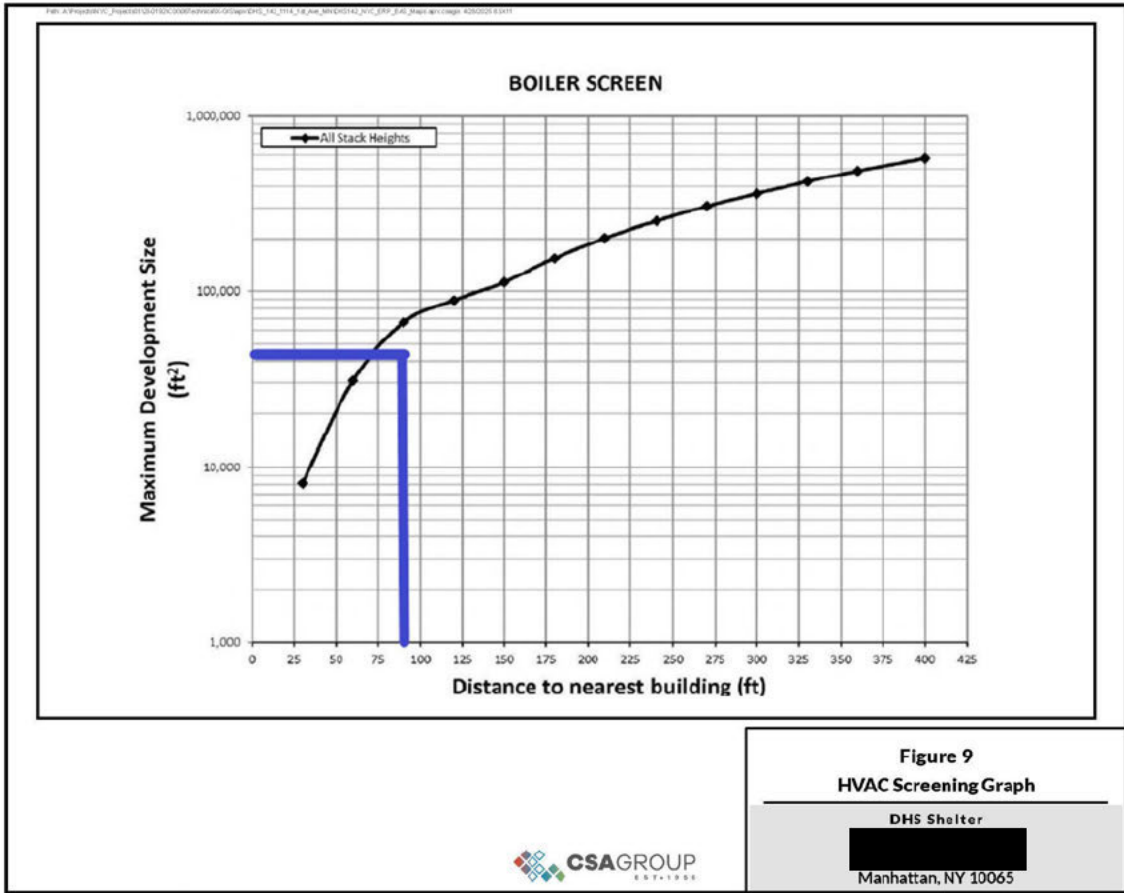


Figure 8
Air Quality Building and
Stack Locations

DHS Shelter
██████████
Manhattan, NY 10065

Source: Google Earth





3.16 Noise

The *CEQR Technical Manual* defines noise as any unwanted sound. Under CEQR three principal types of noise sources are analyzed: mobile, stationary, and construction sources. According to the *CEQR Technical Manual*, an initial noise impact screening considers whether a proposed action generates any mobile, stationary, or construction sources of noise, or if the project facilitated by a proposed action is a sensitive receptor (such as the proposed Facility), and if it will be located in an area with high ambient noise levels. A sensitive receptor is an area where human activity may be adversely affected by noise levels. Sensitive receptors include residences, health care facilities, museums, schools, parks, and other uses. Areas with high ambient noise levels include those near highly trafficked thoroughfares, airports, railroads, or other loud activities.

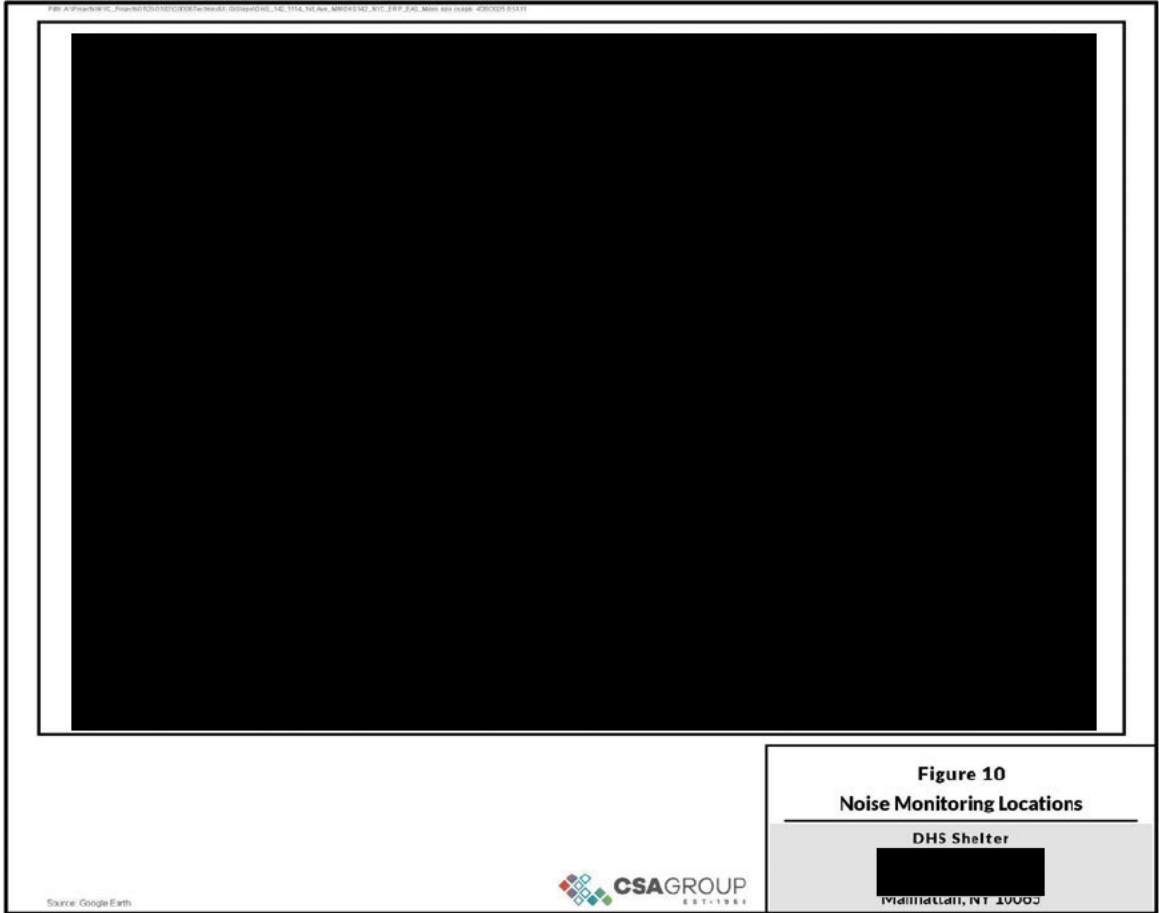
Mobile Source Noise

An initial noise assessment may be appropriate if a proposed project would introduce a new receptor near a heavily trafficked thoroughfare. The Proposed Action would facilitate the siting of a transitional residence in an existing commercial building located at [REDACTED]. Therefore, as a result of the Proposed Action, a new sensitive receptor would be located on the Site. The building has a west frontage along [REDACTED] and a south frontage along [REDACTED]. Since the predominant noise in the area surrounding the project site stems from vehicular traffic, a preliminary mobile source noise analysis was conducted.

The Site is not located within the 65-decibel day-night sound level (L_{dn}) airport contour. In addition, the building is not located near any elevated rail lines. Therefore, no mobile source noise analysis with respect to aircraft or rail noise is warranted.

Noise Monitoring

Existing noise was measured at two street level receptor locations. As shown in **Figure 10**, these monitoring locations were representative of worst-case noise exposure for the project building facades.



Noise measurements were conducted on February 26th, 2025, at locations A and B during the AM, Midday and PM peak hours. Peak hours are those time periods during which the most traffic and therefore highest mobile source noise levels are expected to occur. The duration of all measurements was 20 minutes to ensure that a representative measurement was obtained from vehicles and other ambient noise sources. The relevant noise descriptor recorded to identify window wall attenuation for the Site is the L₁₀. Tables 6 and 7 show the results of the noise monitoring.

Noise measurements were taken with a Larson & Davis Model LXT Type I sound level meter. A windscreen was placed over the microphone for all measurements. The meter was properly calibrated for all measurements using a Larson & Davis Model Cal200 calibrator. There were no significant variances between the beginning and ending calibration measurements. Weather conditions during the measurement period consisted of partially sunny conditions with wind speeds not exceeding 12 mph and temperatures of approximately 55 degrees Fahrenheit.

**Table 6
Existing Noise Levels at the Receptor Location A – Southern Facade**

| Peak Period | Date | L _{eq} | L ₁₀ | L ₅₀ | L ₉₀ | L _{min} | L _{max} | CEQR Noise Exposure Category |
|-----------------------|---------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------------------|
| AM (8:00 AM-10:00 AM) | 2/26/25 | 66.2 | 68.6 | 64.8 | 63.2 | 61.9 | 79.7 | Marginally Acceptable |
| MD (11:30AM -1:30PM) | 2/26/25 | 70.6 | 70.7 | 64.8 | 63.3 | 62.6 | 95.0 | Marginally Unacceptable (I) |
| PM (4:00PM - 6:00 PM) | 2/26/25 | 67.4 | 69.3 | 65.0 | 63.2 | 61.4 | 84.0 | Marginally Acceptable |

Noise Attenuation Requirements

Noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for residential and community facility uses, and 50 dBA or lower for retail and office uses, and are determined based on exterior L₁₀ noise levels.

Table 7
Existing Noise Levels at the Receptor Location B – Western Facade

| Peak Period | Date | L _{eq} | L ₁₀ | L ₅₀ | L ₉₀ | L _{min} | L _{max} | CEQR Noise Exposure Category |
|-----------------------|---------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------------------|
| AM (8:00 AM-10:00 AM) | 2/26/25 | 71.0 | 74.1 | 69.2 | 64.9 | 63.0 | 83.7 | Marginally Unacceptable (II) |
| MD (11:30AM -1:30PM) | 2/26/25 | 70.4 | 72.3 | 66.6 | 64.1 | 61.6 | 91.8 | Marginally Unacceptable (I) |
| PM (4:00PM - 6:00 PM) | 2/26/25 | 68.8 | 72.0 | 66.6 | 63.6 | 61.3 | 81.2 | Marginally Unacceptable (I) |

As shown in Table 6, the highest existing L₁₀ value of 70.7 dBA was measured at noise monitoring location A in the MD peak hour. The AM and PM peak hour readings were 68.6 and 69.3 dBA, respectively. These L₁₀ values place the MD peak hour measurements within the “Marginally Unacceptable(I)” exposure category, and the AM and PM peak hour measurements within the “Marginally Acceptable” exposure category. As a result, this facade requires window wall attenuation of 28 dBA to ensure an acceptable indoor noise level of 45 dBA for community facilities and residential uses. Based on a projected annual traffic growth rate of 0.25% and project induced vehicle trips, the peak With Action L₁₀ value would be 70.7 dBA. As a result, this L₁₀ value noise exposure would still require window wall attenuation of 28 dBA to ensure an acceptable indoor noise level at 45 dBA for community facility and residential uses.

As shown in Table 7 above, the highest existing L₁₀ value of 74.1 dBA was measured at the receptor location B in the AM peak hour. The Midday and PM peak hour readings were 72.3 and 72.0 dBA, respectively. These L₁₀ values place the AM period within the “Marginally Unacceptable (II)” exposure category, while the midday and PM periods would be placed within the “Marginally Unacceptable (I)” category. As a result of the AM noise exposure, this facade requires window wall attenuation of 31 dBA to ensure an acceptable indoor noise level of 45 dBA for community facility and residential uses. Based on a projected annual traffic growth rate of 0.25% and project induced vehicle trips, the peak With Action L₁₀ value would be 74.1 dBA. As a result, this L₁₀ value noise exposure would still require window wall attenuation of 31 dBA to ensure acceptable indoor noise level at 45 dBA for community facility and residential uses.

It is assumed that the developer would incorporate the required 31 dBA of window-wall attenuation for the project building’s western facade and 28 dBA of window-wall attenuation for the project building’s southern facade. In addition, alternate means of ventilation must also be provided to maintain a closed window condition. With these measures in place, the appropriate level of noise attenuation would be provided and there would be no significant adverse mobile source noise impacts as a result of the Proposed Action.

Stationary Source Noise

An initial assessment of stationary noise sources may be appropriate for proposed actions that would generate substantial stationary source noise (e.g., unenclosed mechanical equipment for manufacturing or building ventilation purposes) to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor; or introduce a receptor in an area with high ambient noise levels resulting from stationary sources, such as unenclosed manufacturing activities or other loud uses.

The Site is not located in an area with high ambient stationary noise and the facility itself does not generate stationary source noise. In addition, noise emissions from the building's HVAC equipment would be controlled per the New York City Building Code and Noise Code. As a result, the project does not require a stationary source noise analysis and no significant adverse stationary source noise impacts would occur as a result of the Proposed Action.

3.17 Public Health

According to the *CEQR Technical Manual*, for most proposed actions, a public health analysis is not necessary where no significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. No unmitigated significant adverse impacts related to these analysis areas have been identified. Thus, an assessment of public health impacts is not warranted.

3.18 Neighborhood Character

Neighborhood character is generally described as the combined impression or effect of land use, physical form, social make-up and level of economic and traffic/pedestrian activity within a definable, cohesive district. According to the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a proposed action has the potential to result in significant adverse impacts to land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise; or when the project may have moderate effects on several of the elements that define a neighborhood's character.

The Proposed Action does not include land use actions, nor would it result in land use changes or significant adverse impacts in the analysis areas listed in the paragraph above. Therefore, a neighborhood character assessment is not warranted. No significant adverse impacts to neighborhood character would occur as a result of the Proposed Action.

3.19 Construction

The eight-story building on the Site is currently being renovated by a private developer. Renovations would be entirely within the building and would maintain the same bulk and height as the existing structure. The Proposed Action involves the funding of programs and acquiring services; DHS is not funding the renovation which is being done by a private developer; therefore, an assessment of construction impacts is not warranted.



Attachments



Attachment 1: Site Photographs



Photo 1: Looking northeast at the Site from the intersection of ██████████

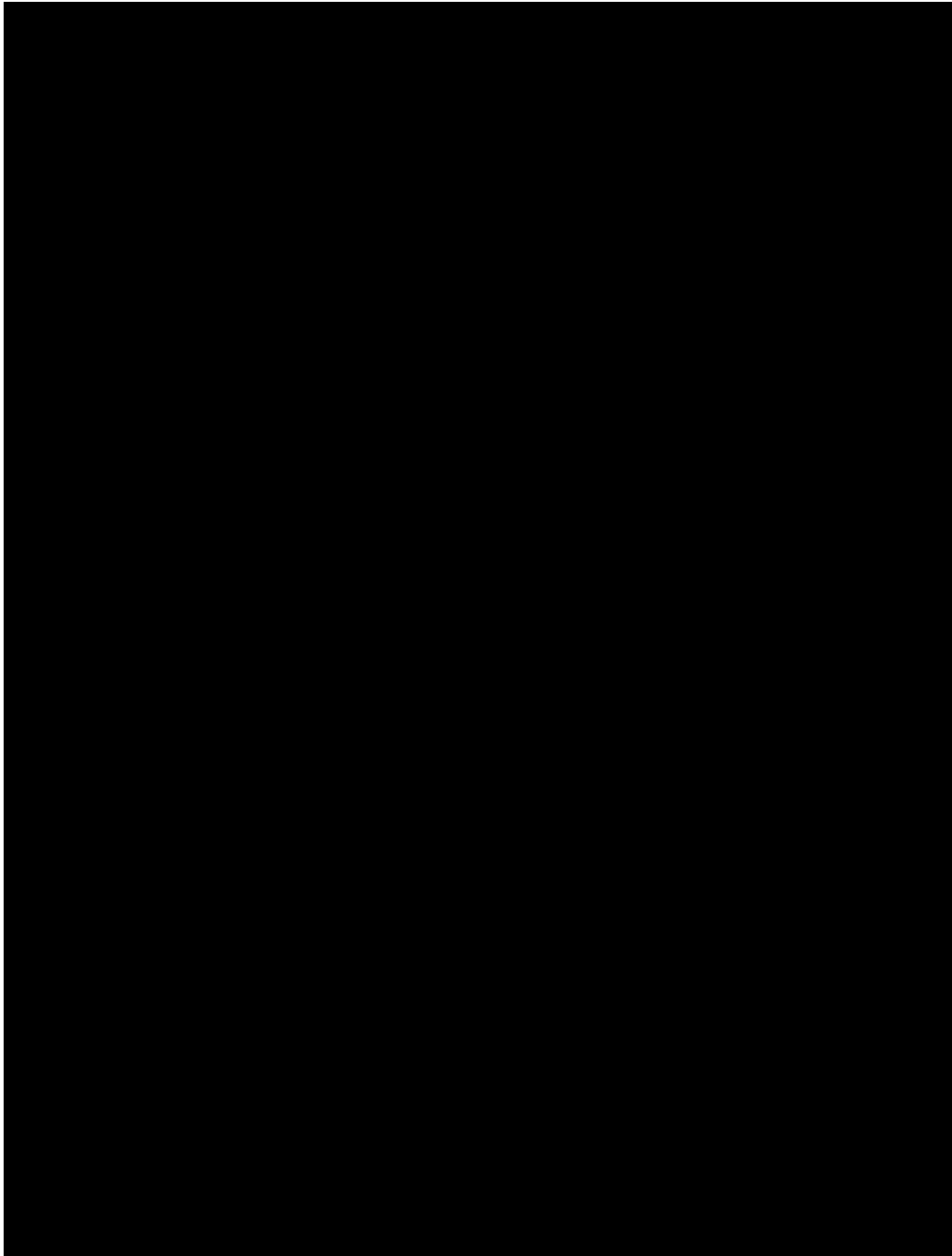


Photo 2: Looking northwest at the Site from along ██████████

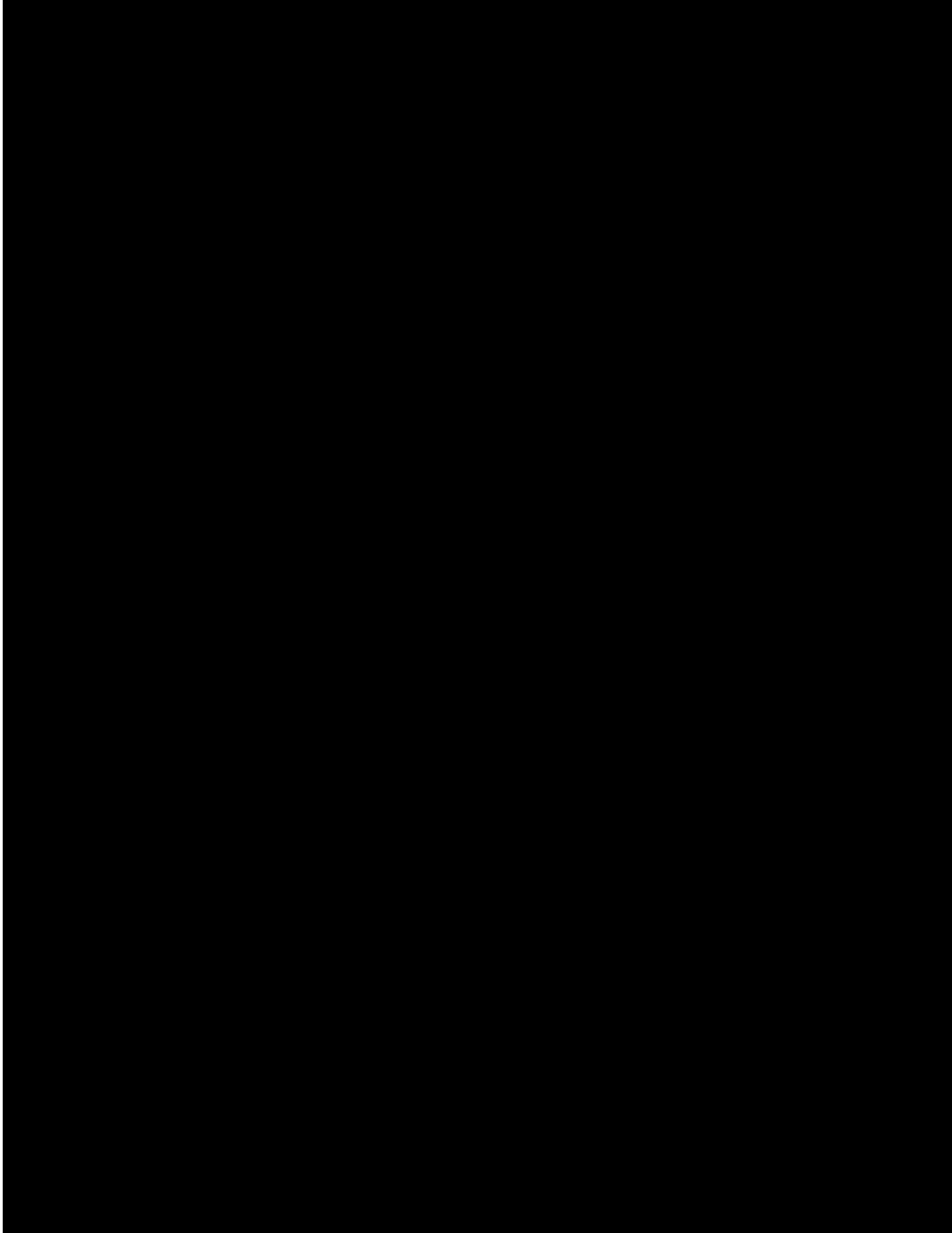


Photo 3: Looking southeast at the Site from along ██████████



Attachment 2

WRP Consistency Assessment

NYC WRP Consistency Assessment Policy Review

**Proposed DHS 200-Bed Single Adult
Transitional Residence**

[REDACTED], Manhattan, NY 10065
Block 1456, Lot [REDACTED]

March 13, 2025

NYC Department of Homeless Services
33 Beaver Street
New York, NY 10004

Prepared by:



CSAGROUP
EST • 1956

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the [New York City Waterfront Revitalization Program](#) (WRP) which has been approved as part of the State's Coastal Management Program.

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, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: New York City Department of Homeless Services

Name of Applicant Representative: Kelly Conliffe, Executive Director

Address: 33 Beaver Street, 20th Floor, New York, NY 10004

Telephone: 212-361-0572 Email: keconliffe@dhs.nyc.gov

Project site owner (if different than above): Housing Solutions of New York, Inc.

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The New York City Department of Homeless Services ("DHS") is proposing to enter into a long-term contract with the not-for-profit organization Housing Solutions of New York, Inc. to operate an adult transitional residence for up to 200 single adults in an existing eight-story building at [REDACTED], Manhattan ("Site"). When renovated, the 43,622 square foot will contain dorm style rooms providing 200 beds for single adults, with approximately 3,325 sf on the first floor designated for the existing [REDACTED] store. The Facility would be ready for occupancy in June of 2025.

2. Purpose of activity

The City of New York is mandated by law and court order to provide housing to every eligible homeless family and individual who seek it and must do so on an immediate basis. Thus, DHS must have sufficient shelter capacity to meet fluctuations in shelter demand. According to the Department of Homeless Services Daily Report published February 18, 2025, there are 22,020 individuals residing in New York City single adult shelters. Operation of the proposed Facility is critical for DHS to meet immediate and long-term capacity demands. DHS also recognizes that their contracted shelter providers must provide services to assist clients in moving out of shelter and into permanent housing as quickly as possible. To accomplish this goal, providers offer social services to help homeless adults obtain permanent housing and avoid shelter re-entry.

C. PROJECT LOCATION

Borough: Manhattan Tax Block/Lot(s): [REDACTED]

Street Address: [REDACTED] Manhattan, NY 10065

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission Yes No

| | | |
|---|--|--|
| <input type="checkbox"/> City Map Amendment | <input type="checkbox"/> Zoning Certification | <input type="checkbox"/> Concession |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Zoning Authorizations | <input type="checkbox"/> UDAAP |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Acquisition – Real Property | <input type="checkbox"/> Revocable Consent |
| <input type="checkbox"/> Site Selection – Public Facility | <input type="checkbox"/> Disposition – Real Property | <input type="checkbox"/> Franchise |
| <input type="checkbox"/> Housing Plan & Project | <input type="checkbox"/> Other, explain: _____ | |
| <input type="checkbox"/> Special Permit | | |

(if appropriate, specify type: Modification Renewal other) Expiration Date: _____

Board of Standards and Appeals Yes No

| | |
|--|--|
| <input type="checkbox"/> Variance (use) | |
| <input type="checkbox"/> Variance (bulk) | |
| <input type="checkbox"/> Special Permit | |

(if appropriate, specify type: Modification Renewal other) Expiration Date: _____

Other City Approvals

| | |
|--|---|
| <input type="checkbox"/> Legislation | <input type="checkbox"/> Funding for 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 Program, specify: _____ |
| <input type="checkbox"/> 384 (b) (4) Approval | <input type="checkbox"/> Permits, specify: _____ |
| <input checked="" type="checkbox"/> Other, explain: <u>CEQR Compliance</u> | |

State Actions/Approvals/Funding

| | |
|---|-------------------------------|
| <input type="checkbox"/> State permit or license, specify Agency: _____ | Permit type and number: _____ |
| <input type="checkbox"/> Funding for Construction, specify: _____ | |
| <input type="checkbox"/> Funding of a Program, specify: _____ | |
| <input type="checkbox"/> Other, explain: _____ | |

Federal Actions/Approvals/Funding

| | |
|---|-------------------------------|
| <input type="checkbox"/> Federal permit or license, specify Agency: _____ | Permit type and number: _____ |
| <input type="checkbox"/> Funding for Construction, specify: _____ | |
| <input type="checkbox"/> Funding of a Program, specify: _____ | |
| <input type="checkbox"/> Other, explain: _____ | |

Is this being reviewed in conjunction with a [Joint Application for Permits?](#) Yes No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? Yes No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? Yes No
3. Is the project located on publicly owned land or receiving public assistance? Yes No
4. Is the project located within a FEMA 1% annual chance floodplain? (6.2) Yes No
5. Is the project located within a FEMA 0.2% annual chance floodplain? (6.2) Yes No
6. Is the project located adjacent to or within a special area designation? See [Maps – Part III](#) of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).
 - Significant Maritime and Industrial Area (SMIA) (2.1)
 - Special Natural Waterfront Area (SNWA) (4.1)
 - Priority Maritime Activity Zone (PMAZ) (3.5)
 - Recognized Ecological Complex (REC) (4.4)
 - West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (2.2, 4.2)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder or Not Applicable (N/A). For more information about consistency review process and determination, see [Part I](#) of the [NYC Waterfront Revitalization Program](#). When assessing each policy, review the full policy language, including all sub-policies, contained within [Part II](#) of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).

For those policies checked Promote or Hinder, provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.

| | | Promote | Hinder | N/A |
|----------|---|-------------------------------------|--------------------------|-------------------------------------|
| 1 | Support and facilitate commercial and residential redevelopment in areas well-suited to such development. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1.1 | Encourage commercial and residential redevelopment in appropriate Coastal Zone areas. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1.2 | Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 1.3 | Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1.4 | In areas adjacent to SMIA's, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 1.5 | Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | Promote | Hinder | N/A |
|----------|---|--------------------------|--------------------------|-------------------------------------|
| 2 | Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2.1 | Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2.2 | Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2.3 | Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2.4 | Provide infrastructure improvements necessary to support working waterfront uses. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2.5 | Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3.1 | Support and encourage in-water recreational activities in suitable locations. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.2 | Support and encourage recreational, educational and commercial boating in New York City's maritime centers. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.3 | Minimize conflicts between recreational boating and commercial ship operations. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.4 | Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.5 | In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Protect and restore the quality and function of ecological systems within the New York City coastal area. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.1 | Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.2 | Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.3 | Protect designated Significant Coastal Fish and Wildlife Habitats. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.4 | Identify, remediate and restore ecological functions within Recognized Ecological Complexes. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.5 | Protect and restore tidal and freshwater wetlands. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.6 | In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.7 | Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.8 | Maintain and protect living aquatic resources. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Promote | Hinder | N/A |
|---|--------------------------|--------------------------|-------------------------------------|
| 5 Protect and improve water quality in the New York City coastal area. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.1 Manage direct or indirect discharges to waterbodies. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5.2 Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5.3 Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5.4 Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5.5 Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6.1 Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6.2 Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in <i>New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms</i>) into the planning and design of projects in the city's Coastal Zone. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6.3 Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6.4 Protect and preserve non-renewable sources of sand for beach nourishment. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7.1 Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7.2 Prevent and remediate discharge of petroleum products. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7.3 Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 Provide public access to, from, and along New York City's coastal waters. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8.1 Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8.2 Incorporate public access into new public and private development where compatible with proposed land use and coastal location. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8.3 Provide visual access to the waterfront where physically practical. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8.4 Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | Promote | Hinder | N/A |
|-----------|--|--------------------------|--------------------------|-------------------------------------|
| 8.5 | Preserve the public interest in and use of lands and waters held in public trust by the State and City. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8.6 | Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9 | Protect scenic resources that contribute to the visual quality of the New York City coastal area. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9.1 | Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9.2 | Protect and enhance scenic values associated with natural resources. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10.1 | Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10.2 | Protect and preserve archaeological resources and artifacts. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

G. CERTIFICATION

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

"The proposed activity complies with New York State's approved 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's Name: Kelly Coniffe, NYC Department of Homeless Services, Executive Director

Address: 33 Beaver Street, 20th Floor, New York, NY 10004

Telephone: 212-361-0572 Email: keconliffe@dhs.nyc.gov

Applicant/Agent's Signature: 

Date: 3/11/25

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the [NYS Department of State Office of Planning and Development](#) and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning

Waterfront and Open Space Division

120 Broadway, 31st Floor

New York, New York 10271

212-720-3696

wrp@planning.nyc.gov

www.nyc.gov/wrp

New York State Department of State

Office of Planning and Development

Suite 1010

One Commerce Place, 99 Washington Avenue

Albany, New York 12231-0001

518-474-6000

www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- Copy of original signed NYC Consistency Assessment Form
- Attachment with consistency assessment statements for all relevant policies
- For Joint Applications for Permits, one (1) copy of the complete application package
- Environmental Review documents
- Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp

Project Description

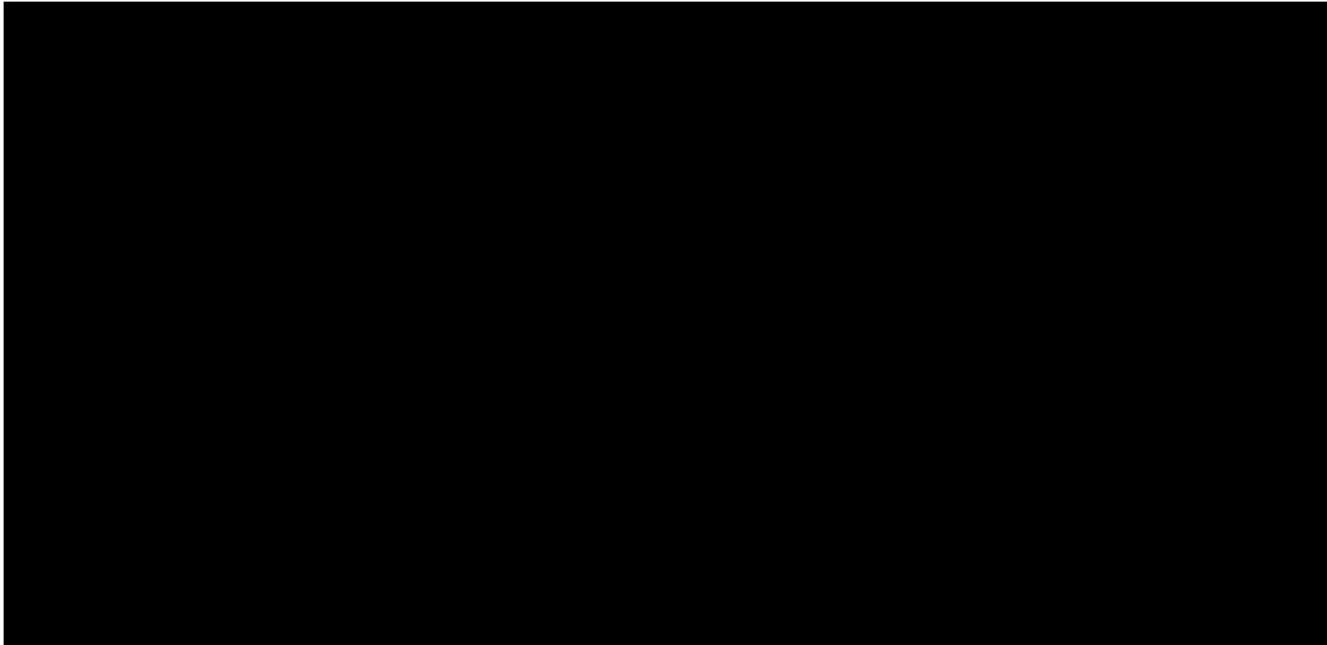
The New York City Department of Homeless Services (“DHS”) is proposing to enter into a long-term contract (“Proposed Action”) with the not-for-profit organization Housing Solutions of New York, Inc. (“Provider”) to operate a transitional residence (“Facility”) for up to 200 single adults in an existing eight-story building at [REDACTED], Manhattan (“Site”). When renovated, the 43,622 square foot (sf) building will contain dorm style rooms providing 200 beds for single adults, with approximately 3,325 sf on the first floor designated for the existing [REDACTED] store. The Facility would be ready for occupancy in October of 2025.

When renovations are complete, the building’s cellar will contain the building’s mechanical, electrical and fire/water service rooms. The lobby, passenger elevator, freight elevator, loading area, and Goodwill store will be located on the first floor. The second floor will contain multiple uses, including a break room, restrooms, storage, and office space. Floors three through seven will contain dorm rooms and bathrooms. A cafeteria, warming kitchen, restrooms, and laundry will be located on the eighth floor. The building will be accessible with an elevator and emergency stairs.

The Facility would employ 70 full-time-equivalent (FTE) employees who would provide case management and life skills training, job placement assistance from employment specialists, permanent housing assistance from housing specialists, healthcare referral services and food services.

The City of New York is mandated by law and court order to provide housing to every eligible homeless family and individual who seek it and must do so on an immediate basis. Thus, DHS must have sufficient shelter capacity to meet fluctuations in shelter demand. According to the Department of Homeless Services Daily Report published February 18, 2025, there are 22,020 individuals residing in New York City single adult shelters. Operation of the proposed Facility is critical for DHS to meet immediate and long-term capacity demands. DHS also requires their contracted shelter operators to provide services to assist clients in moving out of shelter and into permanent housing as quickly as possible. To accomplish this goal, providers offer social services to help homeless adults obtain permanent housing and avoid shelter re-entry.

DHS’s contracting with Housing Solutions of New York, Inc. is a discretionary action requiring compliance with Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review (CEQR) process found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review (SEQRA). The Site is located within the NYC Coastal Zone, as shown below, and per CEQR, compliance with NYC Waterfront Revitalization Program policies is required.



Policies

1. Support and facilitate commercial and residential redevelopment in areas well-suited to such development.

Promote. DHS's contract with Housing Solutions would enable a transitional residence for 200 single adults in an existing eight-story building. The Site is on the corner of [REDACTED] in Lenox Hill, a neighborhood with residential, commercial, and community facility land uses. The Site is well-served by existing infrastructure and public transportation, including the M15 bus line that runs along [REDACTED] and the NYC Transit [REDACTED] subway lines within ½-mile of the Site.

The Site is located approximately [REDACTED]. It is not in a Special Area Designation including Significant Maritime and Industrial Area (SMIA), Special Natural Waterfront Area (SNWA), Priority Maritime Activity Zone (PMAZ), Recognized Ecological Complex (REC), or the West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA), as defined in the WRP. The site is in a high-density mixed-use neighborhood in an area that is well-suited for the proposed use - a transitional residence facility (hotel), which is classified as Use Group 5 and allowed as-of-right per the NYC *Zoning Resolution*. As such, the Proposed Action promotes WRP Policy 1.1.

2. Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.

NA. The project does not support water-dependent or industrial uses.

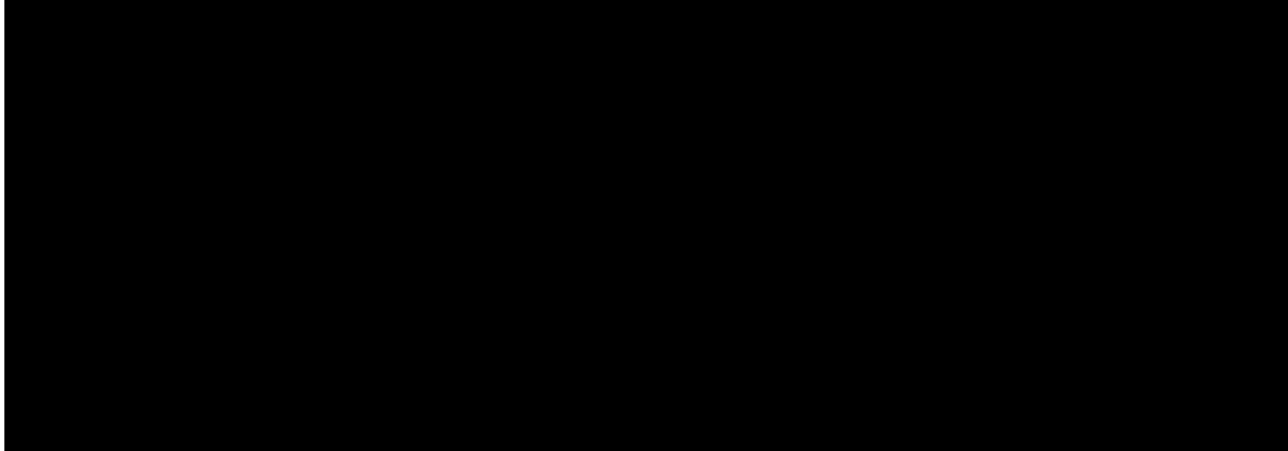
3. Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.

NA. The project would not promote or impede the use of NYC's waterways and is not applicable to the policy.

4. Protect and restore the quality and function of ecological systems within the New York City coastal area.

NA. The Site is in a densely developed urban area approximately [REDACTED]. It is occupied by an existing eight-story building that covers the majority of the lot [REDACTED]. The Site and immediate surrounding area do not contain coastal ecological systems.

According to the New York State Department of Environmental Conservation ("NYSDEC") Environmental Resource Mapper, there are no freshwater wetlands or wetland adjacent areas, tidal wetlands or Significant Natural Communities present within the Site.



Although a database search of the New York Natural Heritage Program identifies the possibility of rare plants and animals in the vicinity of the Site, the area is characterized by dense urban development that is not conducive to the presence of rare plants and animals on the Site.

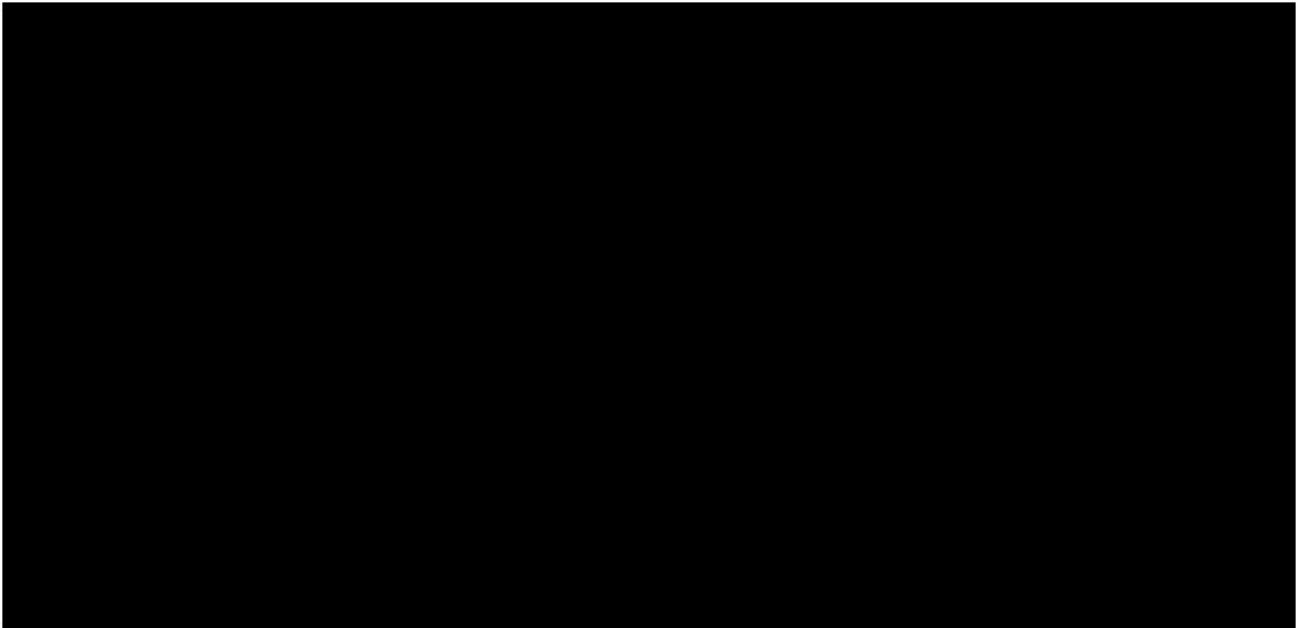
5. Protect and improve water quality in the New York City coastal area.

NA. The existing eight-story transitional residence will connect into the existing storm and sewer system. The facility will not discharge any source water or stormwater directly into waterways.

6. Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.

NA. The Project Site is not within the 2007 FEMA Effective Floodplain or the 2015 FEMA Preliminary Floodplain. Because the Site is located outside of the floodplain, Appendix G of the New York City Building Code would not apply to the Proposed Project.

Furthermore, according to the NYC Department of City Planning Flood Hazard Mapper (shown below), the Project Site would not be affected by the 2100 high tide or the 2100 Future Floodplain.



7. Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.

NA. A Phase 1 Environmental Site Assessment completed for the Site in December 2024 found that prior uses on the Site, including cleaning and laundry, various photography related businesses, several auto rental companies, and an imaging company, are considered “Recognized Environmental Conditions” due to the potential for impact to subsurface conditions due to improper storage, handling, or disposal of hazardous substances. A Soil Vapor Intrusion Investigation was completed in January 2025, with subsurface sampling and indoor and outdoor air sampling. Based on the findings of the investigation, historical use of the Site for commercial purposes has not affected subsurface conditions and additional tests and studies were not warranted.

8. Provide public access to, from, and along New York City's coastal waters.

NA. The facility is located approximately [REDACTED] on privately-owned property. Public access to coastal waters will not be provided.

9. Protect scenic resources that contribute to the visual quality of the New York City coastal area.

NA. The facility would not affect scenic views within the area. The Site is located approximately [REDACTED] inland from the East River and there are no scenic views of the East River from the Site.

10. Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.

NA. Archaeological resources, should any exist on the Site, will not be affected because there will be no ground disturbance as part of the project. The transitional residence will be located in an existing building.

According to NYC Landmarks Preservation Commission records, the Site is not an eligible or designated landmark or located within or adjacent to a designated historic district.

Summary

The transitional residence facility will be located in an existing eight-story building approximately 950 feet inland from the East River. Although the site is located within the NYC Coastal Zone, it is not located within a Special Designated Area, the 2007 FEMA Effective Floodplain, 2015 FEMA Preliminary Floodplain, 2100 High Tide, or the 2100 Future Floodplain. The majority of WRP policies are not applicable to the project, and several facets of the project would “promote” WRP policy.



Outlook

Transitional Residence Facility at [REDACTED] - NYC WRP Consistency Determination

From Jacqueline Sharry (DCP) <JSharry@planning.nyc.gov>**Date** Thu 4/3/2025 2:21 PM**To** Belsky, Rachel <rbelsky@csagroup.com>**Cc** Ramona Grant <RZGRANT@DHS.NYC.GOV>; Michael Marrella (DCP) <MMarrel@planning.nyc.gov>

You don't often get email from jsharry@planning.nyc.gov. [Learn why this is important](#)

[EXTERNAL SENDER: Be very cautious with links and attachments. **REMITENTE EXTERNO:** Tenga mucha cautela con los enlaces y archivos adjuntos.]

Good afternoon,

We have completed the review of the project as described below for consistency with the policies and intent of the New York City Waterfront Revitalization Program (WRP).

Transitional Residence Facility at 1114 1st Avenue: The New York City Department of Homeless Services ("DHS") is proposing to enter into a long-term contract with the not-for-profit organization Housing Solutions of New York, Inc. to operate an adult transitional residence for up to 200 single adults in an existing eight-story building at [REDACTED] Manhattan ("Site"). When renovated, the 43,622 square foot will contain dorm style rooms providing 200 beds for single adults, with approximately 3,325 sf on the first floor designated for the existing [REDACTED] store.

Based on the information submitted, the Climate & Sustainability Planning Division, on behalf of the New York City Coastal Commission, having reviewed the waterfront aspect of this action, hereby concurs that the actions will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy.

This determination is only applicable to the information received and the current proposal. Any additional information or project modifications would require an independent consistency review.

For your records, this project has been assigned WRP # [REDACTED]. If there are any questions regarding this review, please contact me.

Best,
Jacqueline Sharry

Jacqueline Sharry

CLIMATE AND SUSTAINABILITY PLANNING

212-720-3623 • jsharry@planning.nyc.gov

From: Jacqueline Sharry (DCP) <JSharry@planning.nyc.gov>**Sent:** Wednesday, April 2, 2025 1:49 PM**To:** Belsky, Rachel <rbelsky@csagroup.com>