

Full Environmental Assessment Form
Part 1 – Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonable available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D, & E, most items contain an initial question that must be answered either “Yes” or “No.” If the answer to the initial question is “Yes,” complete the sub-questions that follow. If the answer to the initial question is “No,” proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information

Name of Action or Project: 80 Flatbush Avenue, SEQR/CEQR No. 17ECF001K		
Project Location (describe, and attach a general location map): Brooklyn, NY (Block 174, Lots 1, 9, 13, 18, 23, and 24)		
Brief Description of Proposed Action (include purpose or need): The co-applicants, the New York City Educational Construction Fund (ECF) and 80 Flatbush Avenue, LLC, seek to construct the proposed project on Block 174, Lots 1, 9, 13, 18, 23, and 24 in Downtown Brooklyn. The project site consists of the 61,399-sf block bounded by Schermerhorn Street to the north, Flatbush Avenue to the east, State Street to the south, and Third Avenue to the west. The proposed project involves the construction of two new school facilities (one replacement facility for an existing public high school and one new public primary school), two mixed-use buildings, and a cultural community facility. The existing high school facility on the site is outmoded. The proposed actions would result in the replacement of the existing Khalil Gibran International Academy with a new state-of-the-art facility, and the creation of a new, modern public primary school on the site. Construction of the proposed project would create much-needed public school capacity at the primary school level in CSD 15. According to the most recent New York City Department of Education (DOE) data on school capacity, enrollment, and utilization for the 2015-2016 school year, primary schools in CSD 15 are currently operating at 122 percent capacity. Two of the existing school buildings currently on the project site would be retained and adaptively reused in the proposed development. The existing school building at the southwestern corner of the project site would be repurposed as retail space, and the existing school building at the northwestern corner would be repurposed as cultural community space. The proposed project would redevelop the site with approximately 830,000 gsf of residential use (up to 922 residential units), 50,000 gsf of retail, 245,000 gsf of office, 150 spaces of below-grade accessory parking, a 350-seat new public primary school, a 350-seat replacement public high school, and 15,000 gsf of cultural community facility use. The total area of the proposed project would be approximately 1,255,000 gsf. The proposed project would strengthen New York City’s economic base by providing new, modern office space in the City’s third largest central business district. As the project site is located adjacent to the Brooklyn Cultural District, the proposed project would support and enhance the district’s goals, by encouraging both economic and cultural development. The proposed action would facilitate the productive use of the project site by creating a new residential development of up to 922 units. Up to thirty percent of the non-City owned floor area would be designated as affordable, pursuant to the Mandatory Inclusionary Housing Program.		
Name of Applicant/Sponsor: New York City Educational Construction Fund (ECF); and 80 Flatbush Avenue, LLC	Telephone:	212.309.1601; 718.683.3961
	E-Mail:	KhalilGibran80Flatbush@schools.nyc.gov dmccarty@alloyllc.com
Address: 30-30 Thomson Avenue, 4th Floor; 20 Jay Street, Suite 1003		
City/PO: Long Island City; Brooklyn	State: New York; New York	Zip Code: 11101; 11201
Project Contact (if not same as sponsor; give name and title/role): Carol Rosenthal, Fried, Frank, Harris, Shriver & Jacobson, LLP	Telephone:	212.859.8495
	E-Mail:	Carol.Rosenthal@friedfrank.com
Address: One New York Plaza		
City/PO: New York	State: New York	Zip Code: 10004
Property Owner (if not same as sponsor): City of New York—Department of Citywide Administrative Services and Department of Education; GEM Pawnbrokers Corp.; Flatbush Three LLC; 100 Flatbush Trust	Telephone:	TBD
	E-Mail:	TBD
Address: 1 Centre Street, 17th Floor South; 378 Schermerhorn Street; 85 Watermill Lane; 330 Beach 143rd Street		
City/PO: New York; Brooklyn; Great Neck; Far Rockaway	State: NY; NY; NY; NY	Zip Code: 10007; 11217; 11021; 11694

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees R Yes <input type="checkbox"/> No <input type="checkbox"/>	Transfer of City-owned property to the New York City ECF	2017
b. City, Town or Village Planning Board or Commission R Yes <input type="checkbox"/> No <input type="checkbox"/>	City Planning Commission approval of: Zoning map amendment to change the project site from a C6-2 district to a C6-6 district; amendments to the Zoning Resolution to (i) provide that in C6-6/SDBD, maximum FAR is 18.0 for a site with a school developed in conjunction with ECF (12.0 for residential, 18.0 for commercial/community facility); (ii) provide for special height, setback, and use regulations for the C6-6 district in the SDBD; (iii) designate the Project Area as a Mandatory Inclusionary Housing (MIH) Area, except for that portion currently occupied by the school; and (iv) modify MIH ratio and distribution requirements for a site developed in conjunction with ECF.	2017
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes R No <input type="checkbox"/>		
d. Other local agencies <input type="checkbox"/> Yes R No <input type="checkbox"/>		
e. County agencies <input type="checkbox"/> Yes R No <input type="checkbox"/>		
f. Regional agencies <input type="checkbox"/> Yes R No <input type="checkbox"/>		
g. State agencies R Yes <input type="checkbox"/> No <input type="checkbox"/>	ECF tax-exempt bond financing for the school portion of the project; Lease of property by ECF.	2017
h. Federal agencies <input type="checkbox"/> Yes R No <input type="checkbox"/>		
i. Coastal Resources <i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes R No <input type="checkbox"/> If Yes, <i>ii.</i> If the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes R No <input type="checkbox"/>
<ul style="list-style-type: none"> · If Yes, complete sections C, F and G. · If No, proceed to question C.2 and complete all remaining sections and questions in Part 1. 	
C.2. Adopted land use plans.	
a. Do any municipally adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input type="checkbox"/> Yes R No <input type="checkbox"/>
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes R No <input type="checkbox"/>
If Yes, identify the plan(s): <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div>	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes R No <input type="checkbox"/>
If Yes, identify the plan(s): <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div>	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? If Yes, what is the zoning classification(s) including any applicable overlay district?	R Yes <input type="checkbox"/> No <input type="checkbox"/>
<u>C6-2</u> <u>Special Downtown Brooklyn District</u>	
b. Is the use permitted or allowed by a special or conditional use permit?	R Yes <input type="checkbox"/> No <input type="checkbox"/>
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	R Yes <input type="checkbox"/> No <input type="checkbox"/> <u>C6-6, Special Downtown Brooklyn District</u>
C.4. Existing community services.	
a. In what school district is the project site located?	<u>Community School District (CSD) 15</u>
b. What police or other public protection forces serve the project site?	<u>New York City 084 Police Precinct</u>
c. Which fire protection and emergency medical services serve the project site?	<u>New York City Fire Department Engine 226</u>
d. What parks serve the project site?	<u>A community park (the Rockwell Place Bears Community Garden) is located northeast of the project site across Flatbush Avenue. Sixteen Sycamores Playground is located to the northwest of the project site. Fort Greene Park is located approximately 0.25 miles northeast of the project site.</u>

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?	<u>Institutional , Commercial, Residential, Community Facility</u>
b. a. Total acreage of the site of the proposed action?	<u>±1.41</u> acres
b. Total acreage to be physically disturbed?	<u>±1.2</u> acres (<i>excavation on site except 2 existing buildings</i>)
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>±1.41</u> acres
c. Is the proposed action an expansion of an existing project or use?	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?	Units: _____
d. Is the proposed action a subdivision, or does it include a subdivision?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	_____
ii. Is a cluster/conservation layout proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Number of lots proposed?	_____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will proposed action be constructed in multiple phases?	R Yes <input type="checkbox"/> No <input type="checkbox"/>
i. If No, anticipated period of construction:	<u>80</u> months
ii. If Yes:	
• Total number of phases anticipated	<u>2</u>
• Anticipated commencement date of phase 1 (including demolition)	<u>January</u> month <u>2019</u> year
• Anticipated completion date of final phase	<u>September</u> month <u>2025</u> year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:	
<u>Phase 1 would include the development of the replacement public high school and new public primary school at the center of the site and the wedge-shaped tower at the southeastern corner of the project site. Phase 1 would be constructed while the existing school buildings on site remain operational. Phase 2 of the proposed project would include the renovations of the existing school buildings for adaptive reuse and development of the tower on the west side of the project site. The estimated duration of construction for Phase 1 is three years and for Phase 2 is four years.</u>	

<p>f. Does the project include new residential uses? R Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, show number of units proposed.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;"></th> <th style="width: 25%; text-align: center;"><u>One Family</u></th> <th style="width: 25%; text-align: center;"><u>Two Family</u></th> <th style="width: 25%; text-align: center;"><u>Three Family</u></th> <th style="width: 20%; text-align: center;"><u>Multiple Family (four or more)</u></th> </tr> </thead> <tbody> <tr> <td>Initial Phase</td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td>At completion</td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td>of all phases</td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;">Up to 922 units (up to 225 affordable)</td> </tr> </tbody> </table>		<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>	Initial Phase					At completion					of all phases				Up to 922 units (up to 225 affordable)	
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At completion																					
of all phases				Up to 922 units (up to 225 affordable)																	
<p>g. Does the proposed action include new non-residential construction (including expansions)? R Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes,</p> <p style="margin-left: 20px;">i. Total number of structures <u>5</u></p> <p style="margin-left: 20px;">ii. Dimensions (in feet) of largest proposed structure: <u>±925'</u> height; <u>±75'</u> width; and <u>±120'</u> length</p> <p style="margin-left: 20px;">iii. Approximate extent of building space to be heated or cooled: <u>±1,255,000</u> square feet</p>																					
<p>h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? £ Yes <input type="checkbox"/> R No <input type="checkbox"/></p> <p>If Yes,</p> <p style="margin-left: 20px;">i. Purpose of the impoundment: _____</p> <p style="margin-left: 20px;">ii. If a water impoundment, the principal source of the water: £ Ground Water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____</p> <p style="margin-left: 20px;">iii. If other than water, identify the type of impounded/contained liquids and their source. _____</p> <p style="margin-left: 20px;">iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres</p> <p style="margin-left: 20px;">v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length</p> <p style="margin-left: 20px;">vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____</p>																					
D.2. Project Operations																					
<p>a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading, or installation of utilities or foundations where all excavated materials will remain onsite) R Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. What is the purpose of the excavation or dredging? <u>Excavation for grading and building foundations</u></p> <p style="margin-left: 20px;">ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?</p> <ul style="list-style-type: none"> • Volume (specify tons or cubic yards): <u>±50,000 cubic yards</u> • Over what duration of time? <u>10 months</u> <p style="margin-left: 20px;">iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.</p> <p style="margin-left: 40px;"><u>Excavated Soil; Use and disposal to be determined</u></p> <p style="margin-left: 20px;">iv. Will there be onsite dewatering or processing of excavated materials? £ Yes <input type="checkbox"/> R No <input type="checkbox"/> If yes, describe.</p> <p style="margin-left: 20px;">v. What is the total area to be dredged or excavated? <u>±1.2</u> acre</p> <p style="margin-left: 20px;">vi. What is the maximum area to be worked at any one time? <u>TBD</u> acres</p> <p style="margin-left: 20px;">vii. What would be the maximum depth of excavation or dredging? Approx. <u>40</u> feet</p> <p style="margin-left: 20px;">viii. Will the excavation require blasting? £ Yes <input type="checkbox"/> R No <input type="checkbox"/></p> <p style="margin-left: 20px;">ix. Summarize site reclamation goals and plan:</p> <p style="margin-left: 40px;"><u>The site will be redeveloped for residential, public school, community facility, and retail use.</u></p>																					
<p>b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? £ Yes <input type="checkbox"/> R No <input type="checkbox"/></p> <p>If Yes,</p> <p style="margin-left: 20px;">i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):</p>																					

ii. Describe how the proposed action would affect that water body or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:	
iii. Will proposed action cause or result in disturbance to bottom sediments?	<input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? If Yes: <ul style="list-style-type: none"> • acres of aquatic vegetation proposed to be removed _____ • expected acreage of aquatic vegetation remaining after project completion _____ • purpose of proposed removal (e.g., beach clearing, invasive species control, boat access): _____ • proposed method of plant removal: _____ • if chemical/herbicide treatment will be used, specify product(s): _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No
v. Describe any proposed reclamation/mitigation following disturbance:	
c. Will the proposed action use, or create a new demand for water?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Total anticipated water usage/demand per day: 212,259 ¹ gallons/day	
ii. Will the proposed action obtain water from an existing public water supply?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<ul style="list-style-type: none"> • Name of district or service area: NYC Municipal • Does the existing public water supply have capacity to serve the proposal? • Is the project site in the existing district? • Is expansion of the district needed? • Do existing lines serve the project site? 	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Will line extension within an existing district be necessary to supply the project?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ • Source(s) of supply for the district: _____ 	
iv. Is a new water supply district or service area proposed to be formed to serve the project site?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • Proposed source(s) of supply for new district: _____ 	
v. If a public water supply will not be used, describe plans to provide water supply for the project:	
vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.	
d. Will the proposed action generate liquid wastes?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Total anticipated liquid waste generation per day: 153,792 ² gallons/day	
ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater	

¹ AOR Residential: 281 units x 1.9 average household size = 534 people x 100 gpd/person = 53,400 gallons

AOR School: 312 students x 10 gpd/seat = 3,120 + (0.17 x 44,877 gsf for a/c) = 10,749 gallons

AOR Retail: 41,200 gsf x 0.24 gpd/sf = 9,888 + (0.17 x 41,200 gsf for a/c) = 16,892 gallons

Proposed Office: 245,000 gsf x 0.10 gpd/sf = 24,500 + (0.17 x 245,000 gsf for a/c) = 66,150 gallons

Proposed Residential: 922 units x 1.9 average household size = 1,752 people x 100 gpd/person = 175,200 gallons

Proposed School: 700 students x 10 gpd/seat = 7,000 + (0.17 x 120,000 gsf for a/c) = 27,400 gallons

Proposed Retail: 50,000 gsf x 0.24 gpd/sf = 12,000 + (0.17 x 50,000 gsf for a/c) = 20,500 gallons

Proposed Cultural: 15,000 gsf x 0.10 gpd/sf = 1,500 gallons + (0.17 x 15,000 gsf for a/c) = 4,050 gallons

BUILD 293,300 – AOR 81,041 = 212,259 gallons per day

² AOR: Residential = 53,400; School = 3,120; Retail = 9,888

Proposed: Office = 24,500; Residential = 175,200; School = 7,000; Retail = 5,000; Cultural = 1,500

BUILD 220,200 – AOR 66,408 = 153,792 gallons per day

<p>iii. Will the proposed action use any existing public wastewater treatment facilities? R Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes:</p> <ul style="list-style-type: none"> • Name of wastewater treatment plant to be used: Red Hook • Name of district: Area 9 • Does the existing wastewater treatment plant have capacity to serve the project? R Yes <input type="checkbox"/> No <input type="checkbox"/> • Is the project site in the existing district? R Yes <input type="checkbox"/> No <input type="checkbox"/> • Is expansion of the district needed? <input type="checkbox"/> Yes R No <input type="checkbox"/> • Do existing sewer lines serve the project site? R Yes <input type="checkbox"/> No <input type="checkbox"/> • Will line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes R No <input type="checkbox"/> <p>If yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes R No <input type="checkbox"/></p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ <p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):</p> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste</p> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e., ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction? R Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;"><u>59,399</u> Square feet or <u>1.36</u> acres (impervious surface) *existing impervious surface</p> <p style="margin-left: 40px;"><u>61,399</u> Square feet or <u>1.41</u> acres (parcel size)</p> <p>ii. Describe types of new point sources</p> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <p>iii. Where will the stormwater runoff be directed (i.e., on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p style="margin-left: 40px;"><u>Existing sewer</u></p> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes R No <input type="checkbox"/> <p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? *R Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>*In addition to approximately 2,000 sf of at-grade permeable surface, some sections of green roof will be included in the proposed development.</p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? R Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) Passenger and delivery vehicles</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) N/A</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>Natural gas heating and hot water systems; Three diesel fuel oil tanks (1,500-, 1,000-, and 750-gallons)</p>	

<p>g. Will any air emission sources in D.2.f (above) require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V permit?</p> <p>If Yes,</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?</p> <p>If Yes,</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day:</p> <p>iii. Parking spaces: Existing None Proposed 150; AOR 130 Net increase/decrease 70</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: Approximately 150.6 Million MBtu¹</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>Consolidated Edison</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

¹ **AOR:** Residential 126.7 MBtu/sf x 252,590sf = 32.0M; School 250.7 x 44,877 = 11.3M; Retail 216.3 x 41,200 = 8.9M
Proposed: Residential 126.7 x 830,000 = 105.2M; School 250.7 x 120,000 = 30.1M; Retail 216.3 x 50,000 = 10.8M;
Office 216.3 x 245,000 = 53.0M; Cultural 216.3 x 15,000 = 3.8M
BUILD 202.8 Million MBtu - AOR 52.2 Million MBtu = 150.6 Million MBtu

iii. Will the proposed action require a new, or an upgrade to, an existing substation?

£ Yes R No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday – Friday: **7:00 AM to 6:00 PM***
- Saturday: **7:00 AM to 6:00 PM****
- Sunday: **7:00 AM to 6:00 PM****
- Holidays: **7:00 AM to 6:00 PM****

*Normal work would end at 3:30PM; all work would occur between 7 AM and 6 PM, per NYC laws and regulations.

**Necessary permits would be obtained from the appropriate agencies if work is required on weekends or holidays.

ii. During Operations:

- Monday – Friday: **24 hours**
- Saturday: **24 hours**
- Sunday: **24 hours**
- Holidays: **24 hours**

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?

R Yes £ No

If Yes:

i. Provide details including sources, time of day and duration:

During construction between 7 AM and 6 PM; Details to be provided in EIS.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?

£ Yes R No

Describe:

n. Will the proposed action have outdoor lighting?

R Yes £ No

If Yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

TBD

ii. Will proposed action remove existing natural barrier that could act as light barrier or screen?

£ Yes R No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day?

£ Yes R No

If yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products (185 gallons in above ground storage or any amount in underground storage)?

R Yes £ No

If Yes,

i. Product(s) to be stored: **Diesel Fuel Oil**

ii. Volume(s) **1,500-gallon, 1,000-gallon, and 750-gallon** per unit time **TBD** (e.g., month, year)

iii. Generally describe proposed storage facilities

A tank would be located in the sub-cellar of each building with the fill line and fuel vent extended to grade level.

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?

R Yes £ No

If Yes:

i. Describe proposed treatment(s):

Typical domestic pesticide usage

ii. Will the proposed action use Integrated Pest Management Practices?

£ Yes £ No

<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: TBD _____ tons per TBD _____ (unit of time) • Operation: ±21.3¹ tons per week _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: TBD _____ • Operation: Recycling would comply with the NYC Recycling Law, Local Law 19 of 1989 _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: TBD _____ • Operation: Municipal and private haulers _____ 	<p><input checked="" type="radio"/> Yes <input type="radio"/> No</p>
<p>s. Does the proposed action include construction or modification of a solid waste management facility?</p> <p>If Yes:</p> <p>i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____</p> <p>ii. Anticipated rate of disposal/processing:</p> <ul style="list-style-type: none"> • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or • _____ Tons/hour, if combustion or thermal treatment <p>iii. If landfill, anticipated site life: _____ years</p>	<p><input type="radio"/> Yes <input checked="" type="radio"/> No</p>
<p>t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?</p> <p>If Yes:</p> <p>i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:</p> <p>_____</p> <p>_____</p> <p>ii. Generally describe processes or activities involving hazardous waste or constituents:</p> <p>iii. Specify amount to be handled or generated: _____ tons/month</p> <p>iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:</p> <p>v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?</p> <p>If Yes: provide name and location of facility:</p> <p>If No: Describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:</p>	<p><input type="radio"/> Yes <input checked="" type="radio"/> No</p> <p><input type="radio"/> Yes <input type="radio"/> No</p>

¹ AOR Residential: 281 units x 41 lbs/wk = 11,521 lbs/wk
AOR High School: 312 students x 2 lbs/wk = 624 lbs/wk
AOR Retail: 41,200 gsf /333 sf/employee = 124 employees x 79 lbs/wk = 9,796 lbs/wk
Proposed Office: 245,000 gsf/250 sf/employee = 980 employees x 13 lbs/wk = 12,493 lbs/wk
Proposed Residential: 922 units x 41 lbs/wk = 37,802 lbs/wk
Proposed High School: 350 students x 2 lbs/wk = 700 lbs/wk; Proposed Elem. School: 350 students x 3 lbs/wk = 1,050 lbs/wk
Proposed Retail: 50,000 gsf/333 sf/employee = 150 employees x 79 lbs/wk = 11,850 lbs/wk
Proposed Cultural: 15,000 gsf x 0.03/sf lbs/wk = 450 lbs/wk
BUILD 64,592 – AOR 21,941 = 42,651 pounds per week

E. Site and Setting of Proposed Action

E.1 Land uses on and surrounding the project site

a. Existing land uses.

i. Check all land uses that occur on, adjoining and near the project site.

☒ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Residential, Institutional

ii. If mix of uses, generally describe:

Residential, mixed residential/commercial, public facilities and institutional (high school)

b. Land uses and covertypes on the project site.

Land use or covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.40	1.36	-0.04
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Landscaping	0.01	0.05	+0.04

c. Is the project site presently used by members of the community for public recreation?

☐ Yes ☒ No

i. If yes: explain:

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?

☒ Yes ☐ No

If Yes:

i. Identify Facilities:

Facilities within 1,500 feet of the project site include P.S. 369 Coy L Cox School, Brooklyn High School of the Arts, Brooklyn Technical High School, and day care centers

e. Does the project site contain an existing dam?

☐ Yes ☒ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification:

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?

☐ Yes ☒ No

If Yes:

i. Has the facility been formally closed?

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

<p>iii. Describe any development constraints due to the prior solid waste activities:</p> <p>_____</p> <p>_____</p>	
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store, and/or dispose of hazardous waste?</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</p> <p>_____</p> <p>_____</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</p> <p><input type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): _____</p> <p><input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____</p> <p><input type="checkbox"/> Neither database</p> <p>ii. If site has been subject of RCRA corrective activities, describe control measures:</p> <p>_____</p> <p>_____</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</p> <p>If yes, provide DEC ID number(s): C224120, C224128</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</p> <p>C224120: Class N (No Further Action at this Time)</p> <p>C224128: Class C (Completed)</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>v. Is the project site subject to an institutional control limiting property uses?</p> <ul style="list-style-type: none"> • If yes, DEC site ID number: <u>E-124 (E) designation for hazardous materials and noise established in the Downtown Brooklyn Rezoning (CEQR No. 03DME016K, ULURP No. 040171 ZMK), dated June 28, 2004.</u> • Describe the type of institutional control (e.g., deed restriction or easement): <u>Review by NYC Office of Environmental Remediation (OER)</u> • Describe any use limitations: <u>N/A</u> • Describe any engineering controls: <p><u>Soil and groundwater testing to determine any potential remediation; Provide up to 40 dBA of window/wall attenuation for noise and mechanical equipment will comply with applicable noise regulations</u></p> <p>• Will the project affect the institutional or engineering controls in place?</p> <p>• Explain: _____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>E.2. Natural Resources On or Near Project Site</p>	
<p>a. What is the average depth to bedrock on the project site? Approximately 150 feet</p>	
<p>b. Are there bedrock outcroppings on the project site?</p> <p>If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>c. Predominant soil type(s) present on project site: Urban fill 100%</p> <p>_____ %</p> <p>_____ %</p>	
<p>d. What is the average depth to the water table on the project site? Average: Approximately 30 feet below grade</p>	

e. Drainage status of project site soils:	<input type="checkbox"/> Well Drained: _____ % of Site <input checked="" type="checkbox"/> Moderately Well Drained: 100 % of Site <input type="checkbox"/> Poorly Drained: _____ % of Site	
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f. Approximate proportion of proposed action site with slopes :	<input checked="" type="checkbox"/> 0-10%: 100 % of Site <input type="checkbox"/> 10-15%: _____ % of Site <input type="checkbox"/> 15% or greater: _____ % of Site	
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g. Are there any unique geologic features on the project site? If Yes, describe: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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h. Surface water features:		
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes to either i or ii, continue. If No, skip to E.2.1.		
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information.		
• Streams: Name _____	Classification _____	
• Lakes or Ponds: Name _____	Classification _____	
• Wetlands: Name _____	Approximate Size _____	
Wetland No. (if regulated by DEC) _____		
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, name of impaired water body/bodies and basis for listing as impaired: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>		

i. Is the project site in a designated Floodway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
j. Is the project site in the 100 year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
k. Is the project site in the 500 year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Name of aquifer: Brooklyn-Queens Sole Source Aquifer	

m. Identify the predominant wildlife species that occupy or use the project site:		
Rock pigeon, European starling	_____	_____
_____	_____	_____

n. Does the project site contain a designated significant natural community?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe the habitat/community (composition, function, and basis for designation): <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	
ii. Source(s) of description or evaluation: _____	
iii. Extent of community/habitat:	
• Currently: _____	acres
• Following completion of project as proposed: _____	acres
• Gain or loss (indicate + or -): _____	acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing, or shell fishing? If yes, give a brief description of how the proposed action may affect that use:</p> <p>_____</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
E.3. Designated Public Resources On or Near the Project Site	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Marks Law, Article 25-AA, Sections 303 and 304? If Yes, provide county plus district name/number: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>b. Are agricultural lands consisting of highly productive soils present? <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s) _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Is the project site located in or does it adjoin a state-listed Critical Environmental Area? If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? If Yes: <i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District <i>ii.</i> Name: <u>362 Schermerhorn</u> <i>iii.</i> Brief description of attributes on which listing is based: <u>S/NR-eligible, NYCL-eligible</u> _____ _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>g. Have additional archaeological or historic site(s) or resourced been identified on the project site? If Yes: <i>i.</i> Describe possible resource(s): <i>ii.</i> Basis for identification:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: <u>There are a number of parks within five miles of the project site, as well as publicly-accessible buildings that have been designated as New York City Landmarks or have been determined eligible for listing on the State and National Registers of Historic Places. Within 400 feet of the project site, these include: the Baptist Temple at 360 Schermerhorn Street (S/NR); the Williamshburgh Savings Bank on Hanson Place (NYCL, interior and exterior); 529-531 Atlantic Avenue (S/NR-eligible); the Atlantic Avenue subway station (S/NR-eligible); the Brooklyn Academy of Music (S/NR); the Brooklyn Academy of Music Historic District (NYCL); and the Fort Greene Historic District (S/NR).</u>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Local park, S/NR, S/NR-eligible, NYCL</u>	
iii. Distance between project and resource: <u>within 400 feet of project site</u>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contain in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name: NYC Educational Construction Fund, Jennifer Maldonado

Date: May 24, 2017

Signature

Jennifer Maldonado

Title: Executive Director

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: <u>Project site includes 362 Schermerhorn, which has been determined State/ National Register-eligible. Two historic buildings will be adaptively reused.</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i> <div style="text-align: right;"> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i> <div style="text-align: right;"> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☐ NO☒ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☐ NO☒ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other Impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO☒ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☐ NO

☒ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)

☐ NO☒ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)

☐ NO☒ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status:



Type 1



Unlisted

Identify portions of EAF completed for this Project:



Part 1



Part 2



Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

See Draft Scope of Work

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
New York City Educational Construction Fund as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☒ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 80 Flatbush

Name of Lead Agency: New York City Educational Construction Fund

Name of Responsible Officer in Lead Agency: Jennifer Maldonado

Title of Responsible Officer: Executive Director

Signature of Responsible Officer in Lead Agency:

Date: May 24, 2017

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Jennifer Maldonado, New York City Educational Construction Fund

Address: re: 80 Flatbush, 30-30 Thomson Avenue First Floor, Long Island City, NY 11101

Telephone Number: 718.472.8281

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>