

DASNY
STATE ENVIRONMENTAL QUALITY REVIEW
NEGATIVE DECLARATION
Notice of Determination of Nonsignificance

Date: June 20, 2017

Lead Agency: DASNY
One Penn Plaza, 52nd Floor
New York, New York 10119

Applicant: The Jewish Theological Seminary of America
3080 Broadway
New York, New York 10027
(New York County)

This notice is issued pursuant to the *State Environmental Quality Review Act* (“*SEQRA*”), codified at Article 8 of the New York Environmental Conservation Law (“*ECL*”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“*N.Y.C.R.R.*”), which collectively contain the requirements for the *State Environmental Quality Review* (“*SEQR*”) process.

DASNY (“Dormitory Authority State of New York”), as lead agency, has determined that the Proposed Action described below, would not have a significant adverse effect on the environment and a Draft Environmental Impact Statement (“DEIS”) will not be prepared.

Title of Action: The Jewish Theological Seminary of America
Campus Renovations

SEQR Status: Type I Action – 6 *N.Y.C.R.R.* Part 617.4(b)(9)

Review Type: Coordinated Review

Description of Proposed Action and Proposed Project

DASNY (“Dormitory Authority State of New York”) has received a funding request from The Jewish Theological Seminary of America (“JTSA” or the “Institution”) for its *Campus Renovations* project, which would include the construction of a building to be used for student housing and a library (the “Proposed Project”). For the purposes of *State Environmental Quality Review (“SEQR”)*, the Proposed Action would consist of DASNY’s authorization of the issuance of tax exempt Revenue Bonds, Series 2017 in an estimated aggregate principal amount not to exceed \$51,000,000.

More specifically, the Proposed Project would consist of the construction and equipping of a new, approximately 85,500-gross-square-foot (“gsf”) building of eight stories plus a basement that would connect to JTSA’s existing, approximately 127,711-gsf, 6-story (plus 10-story tower) building and house a new library facility and student residence hall. The new library facility would include general collection space for approximately 49,500 volumes, areas for special collections that would house approximately 37,500 items, areas for conservation and digitization, library staff offices, an approximately 202-seat capacity auditorium including a stage and green room, a 45-seat presentation room and two additional seminar rooms, an approximately 6,400-gsf atrium, a kitchen, a loading dock, an outdoor courtyard, a terrace and public bathrooms. The approximately 137-bed to 144-bed student residence hall would include two residence director apartments, study lounges and dining areas, kitchens, dishwashing pantries and laundry facilities. The Proposed Project would potentially also include reimbursement of costs related to the demolition of the former approximately 117,580-zoning-square-foot, 5-story JTSA library building that was located on the site of the new building to be constructed. The proposed replacement of the existing roofs and upgrades to the interior mechanical systems in the existing JTSA building, which were included in the original scope of work, are no longer part of the Proposed Project to be financed with bond proceeds.

The existing JTSA building houses the following schools and facilities run by the Institution: The Gershon Kekst Graduate School; The Rabbinical School; H. L. Miller Cantorial School and College of Jewish Music; William Davidson Graduate School of Jewish Education; Albert A. List College of Jewish Studies; the Rebecca and Israel Ivry Prozdor High School, a model supplementary high school; a summer school; several research institutes; lay leadership and professional institutes; community education programs; and administrative offices of the Institution.

Construction of the new building is expected to commence in summer 2017 for occupancy in fall 2019. The Proposed Project would be constructed as of right under applicable zoning regulations and would not require any discretionary actions (special permit or variance) for approval.

Location of Proposed Project

The Project Site is located at 3080 Broadway, between West 122nd Street and West 123rd Street in the borough of Manhattan, New York County, New York. The Project Site consists of the existing, 6-story, approximately 127,711-gsf JTSA building and outdoor courtyard and the adjacent area under development where the recently demolished former JTSA library was located. The Project Site is located on Block 1977, Lot 1, in Manhattan Community District 9.

Description of the Institution

JTSA was established in 1886 with a mission to preserve the knowledge and practice of historical Judaism. JTSA held its first class of ten students in the vestry of the Spanish-Portuguese Synagogue, New York City's oldest congregation. Since then, JTSA has greatly expanded its mission, creating a campus on Manhattan's Upper West Side and evolving into the prestigious center of Jewish learning it is today. JTSA grants undergraduate, graduate, and professional degrees through its five schools and offers joint degree programs affiliated with Columbia University and Barnard College. The Institution is an accredited member of the Middle States Association of Colleges and Schools and is chartered by the Regents of the State of New York.

Reasons Supporting This Determination

Overview. DASNY completed this environmental review pursuant to the *State Environmental Quality Review Act* ("*SEQRA*"), codified at Article 8 of the *Environmental Conservation Law* ("*ECL*"), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* ("*N.Y.C.R.R.*"), which collectively contain the requirements for the *SEQR* process. The environmental review followed *SEQR* and the *New York City Environmental Quality Review* ("*CEQR*") *Technical Manual* generally was used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project, unless stated otherwise.¹

The Proposed Project was also reviewed in conformance with the *New York State Historic Preservation Act of 1980* ("*SHPA*"), especially the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law* ("*PRHPL*"), as well as with the requirements of the Memorandum of Understanding ("*MOU*"), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation ("*OPRHP*").

Representatives of DASNY reviewed the *Full Environmental Assessment Form* ("*FEAF*")-*Part I*, dated April 25, 2017, that was prepared for the Proposed Project by representatives of JTSA, and determined that the Proposed Project constitutes a Type I action

¹ The City of New York, Mayor's Office of Environmental Coordination, *City Environmental Quality Review Technical Manual*, 2014 Edition (Revisions Effective 4/27/2016).

pursuant to 6 *N.Y.C.R.R.* Part 617.4(b)(9) of the *SEQR* implementing regulations. The *FEAF-Part 1* was supplemented with the *FEAF-Part 2*, including supporting documentation provided in the *FEAF Supplemental Report*. The *FEAF-Part 2* analyzed potential environmental impacts associated with the Proposed Project.

On April 25, 2017, DASNY circulated a lead agency request letter, including the *FEAF-Part 1* as well as a *Distribution List of Involved Agencies and Interested Parties* to whom the lead agency letter was sent. There being no objection to DASNY assuming *SEQR* lead agency status, a coordinated review among the involved agencies was initiated.

DASNY representatives visited the Project Site and its environs and discussed the Proposed Project's environmental effects with representatives of JTSA, as well as representatives of the involved agencies. **Based on the above, and the additional information set forth below, DASNY as lead agency has analyzed the relevant areas of environmental concern and determined that the Proposed Project would not have a significant adverse effect on the environment.**

General Findings. The Proposed Project would enable JTSA to continue to serve the growing and evolving needs of its students, faculty, and the larger Jewish world. The new residence hall would centralize and modernize student housing, creating a place of community for students of diverse backgrounds and a 24/7 campus. The advanced technology would enable JTSA to provide a 21st century education to its students and bring its vision and teaching to communities throughout North America and the world. The improved conference facilities and auditorium/performing arts space would strengthen JTSA as a hub of academic discussion and public programs on critical social issues, and the new state-of-the-art library would provide students, faculty, other scholars and the public with collaborative learning and communal gathering spaces that would expand access to library's collection of books, manuscripts and scrolls.

Impact on Land Use and Zoning. The Proposed Project would result in the construction and equipping of a new 8-story, approximately 85,500-gsf library and student residence hall building. The new building's library facility would include general collection space for approximately 49,500 volumes, areas for special collections that would house approximately 37,500 items, areas for conservation and digitization, library staff offices, an approximately 202-seat capacity auditorium including a stage and green room, a 45-seat presentation room and two additional seminar rooms, an approximately 6,400-gsf atrium, a kitchen, a loading dock. The existing outdoor courtyard would be renovated and include a terrace and public bathrooms. The approximately 137-bed to 144-bed student residence hall would include two residence director apartments, study lounges and dining areas, kitchens, dishwashing pantries and laundry facilities. The Proposed Project would complement and reinforce the existing uses in the study area. No changes to current land use on the Project Site would occur, and the new building would be compatible with the surrounding residential and institutional uses.

The Proposed Project would conform with all bulk and use requirements within the R8 General Residence District. The proposed use is permitted as of right, in accordance with the existing Zoning Lot Development Agreement (“ZLDA”), and the total square footage of the proposed building would be below the maximum allowable Floor to Area Ratio (“FAR”) of 0.94 to 6.02 for the development site.² No changes to existing zoning on the Project Site would occur. Therefore, the Proposed Project would not result in any significant adverse impacts to land use or zoning within the area.

Impact on Public Policy. The Proposed Project would support or otherwise be in compliance with local public policy initiatives including the *Manhattan Community Board 9, 197-A Plan*, which plans for the development, growth and improvement of land within the district, and the Mayor’s Office for Long Term Planning and Sustainability’s *One New York: The Plan for a Strong and Just City (“OneNYC”)*, which builds upon prior long-term sustainability plans for New York City to address growth, sustainability, resiliency and equity challenges.

Regarding New York State public policy initiatives, DASNY’s Smart Growth Advisory Committee reviewed the Proposed Project under the *State Smart Growth Public Infrastructure Policy Act (“SSGPIPA”)*. Since the Proposed Action would include DASNY bond financing, a *Smart Growth Impact Statement Assessment Form (“SGISAF”)* for the Proposed Project was prepared pursuant to the *SSGPIPA*. DASNY’s Smart Growth Advisory Committee reviewed the *SGISAF* and found that, to the extent practicable, the Proposed Project would be consistent with and would be generally supportive of the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the ten criteria of the *SSGPIPA*, article 6 of the *ECL*, is detailed in the *SGISAF*. In general, the Proposed Project would be developed in compliance with the relevant State and local public policy initiatives that guide development within the project area.

Impact on Socioeconomic Conditions. The Proposed Project would not create substantial socioeconomic changes within the area that would trigger a *CEQR/SEQRA* analysis of socioeconomic conditions. The Proposed Project would not introduce or displace any residents, nor would it displace more than 100 employees or a business or institution. No increase in enrollment would occur because of the Proposed Project’s construction; the new facility is intended to fulfill unmet existing demand for academic facilities by the JTSA student body and faculty. The Proposed Project would be consistent with and would contribute to the existing institutional uses on the JTSA campus. Therefore, the Proposed Project would not result in any significant adverse impacts on socioeconomic conditions.

Impact on Community Facilities and Services. The Proposed Project would not result in significant indirect effects on community facilities and services that would trigger a

² In 2016, JTSA sold a portion of its property, a defined lot of land at the eastern edge of its campus at 3080 Broadway, to Savanna, a real estate investment and development firm, pursuant to a Zoning Lot Development Agreement (“ZLDA”) that will govern the development of the zoning lot shared by JTSA and Savanna, on which JTSA proposes to construct the new library and student residence building and Savanna proposes to construct a 250,000-gsf residential building, called the “The Vandewater”.

CEQR/SEQRA analysis of community facilities and services. The Proposed Project would not displace any community facilities, and no significant adverse impact on public or publicly-funded schools, libraries, or day-care centers would be anticipated from implementation of the Proposed Project. Furthermore, the Proposed Project is not expected to affect the ability of the local police and fire departments to provide protection services. Police services would be provided by the New York City Police Department's ("NYPD's") 26th Precinct at 520 West 126th Street, and fire protection services would be provided by New York City Fire Department ("FDNY") firehouses, the closest of which is Engine Company 47 at 502 West 126th Street. Both the NYPD and FDNY regularly review and adjust the operations at each of their facilities as needed to accommodate demand. As such, the Proposed Project would not be expected to have a significant adverse impact on community facilities and services.

Impact on Open Space. Open spaces in the vicinity of the Proposed Project include the Broadway Malls in the Broadway median, Sakura Park on Riverside Drive and West 122nd Street, Riverside Park at Riverside Drive and Morningside Park between West 110th and West 123rd Streets. The Proposed Project would not directly affect any open space resources in the project area. Since the Proposed Project would serve JTSA's existing population, it would not result in a change in population that would have an indirect effect on open space. The Proposed Project would not displace any existing public open spaces, but would instead replace the former JTSA library building with a new building containing student dorms and a library facility. The new building would also include a renovated outdoor courtyard area. The Project Site is in an area that is not identified as either underserved or well-served by open space resources. Therefore, the Proposed Project would not have the potential to result in any significant adverse impacts to open space.

Impact on Shadows. The Proposed Project would involve the construction and equipping of a new, approximately 85,500-gsf building of eight stories containing a library facility and a student residence hall with up to 144 student beds. Although the Proposed Project would be approximately 97 feet tall, which is above the *CEQR* threshold for analysis, the Proposed Project's size and configuration would not be different than the as-of-right development within existing zoning and building regulations to which it would be compared, nor would it be adjacent to a sunlight-sensitive resource. The Proposed Project would not have the potential to cast any incremental shadows, compared with the as-of-right development. Therefore, the Proposed Project would not have the potential to result in any significant adverse shadow impacts.

Impact on Historic and Cultural Resources. Historic and cultural resources include both archaeological and architectural resources. The study area for archaeological resources is the Project Site itself, where disturbance from excavation and construction can be anticipated. In letters dated June 8, 2017, the New York City Landmarks Preservation Commission ("LPC") and OPRHP determined that the Project Site would have no archaeological significance.

Architectural resources within 400 feet of the Project Site include properties that are either listed in the State/National Registers of Historic Places ("S/NR") or that have been determined eligible for listing (S/NR-eligible), and properties that have been designated as New

York City Landmarks (“NYCLs”), determined NYCL-eligible, or calendared for NYCL designation.

The Jewish Theological Seminary (S/NR-eligible) is located on the east side of Broadway between West 122nd and 123rd Streets. The building was built in 1928-1930 and designed by Gehron, Ross & Alley with David Levy. The brick neo-Georgian building features a tall corner tower at its West 122nd Street corner that serves as the northern visual anchor of Morningside Height’s collection of educational institutions. The seminary traces its roots to the establishment of the Jewish Theological Seminary Association on West 19th Street in 1886, during a time when traditional Orthodox beliefs were being challenged both by the Reform movement and a secular Judaism. It was the last major institutional complex begun on Morningside Heights before the Great Depression.

In addition to the S/NR-eligible JTSA building, there are eight architectural resources located within the study area, including the Interborough Rapid Transit (“IRT”) Broadway Line Viaduct (S/NR-listed, NYCL) that spans above Broadway between West 122nd Street to West 135th Street, the Manhattan School of Music (S/NR-eligible) located on West 122nd Street between Claremont Avenue and Broadway, the Union Theological Seminary (S/NR-listed, NYCL) that occupies two full blocks bounded West 122nd, West 120th, Broadway and Claremont Avenue, the 7-story brick and stone building at 537 West 121st Street (S/NR-eligible), the Corpus Christi Roman Catholic Church (S/NR-eligible) located at 533 West 121st Street, Bancroft Hall (S/NR-eligible) located at 509 West 121st Street, the Tiemann Estate Historic District (S/NR-eligible) that is bounded by Riverside Drive to the west, Tiemann Place to the north, Broadway to the east, and Riverside Park to the south, and Teachers College Historic District (S/NR-eligible) that occupies a full block bounded by Amsterdam Avenue, Broadway, and West 120th and 121st Streets.

The proposed building would be an eight-story brick building with bluestone copings. Along West 122nd Street, the building would have a one-story base with glass and aluminum entrances at the eastern and western ends of the building. The primary entrance would be at the eastern end of the building and would be set back in the base at an angle. The eight-story tower would be set back from the base with punched, single-casement window openings. Along West 123rd Street, the proposed building would rise six floors before a setback, would have single- and paired-casement window openings, and three, large-punched window openings on the second floor. A portion of the courtyard of the existing JTSA building would be enclosed to create a two-story atrium space, seminar room, and restrooms. The arcade along the perimeter of the courtyard would be retained and visible except for a small portion at the northeast end of the arcade which would be partially blocked to create the new restrooms. The proposed building would connect to the existing JTSA building on the south wing at an existing, nonhistoric stairwell space at the eastern end of the south wing. At the north wing, the proposed building would connect to an existing concrete-block mechanical space level with no significant architectural features at the eastern end of the cellar. On the first floor, an existing doorway at the east end of the arcade would act as the connection to the proposed building. A new opening would be cut on the second floor at the southeast corner of the north wing. This space would

consist of an existing hallway with a mix of original and replacement doors, a modern, drop-acoustic tile ceiling and a mix of flooring materials. The new doorway would be installed on a currently blank wall within the existing hallway, and no interior details within the hallway would be replaced or altered.

Since the Proposed Project would be located directly adjacent to and would connect with the S/NR-eligible JTSA building, a Construction Protection Plan (“CPP”) would be prepared that describes the measures that would be implemented to protect this historic structure from inadvertent construction-related damage including ground-borne vibration, falling debris, and accidental damage from heavy machinery. The CPP would be developed in consultation with LPC and OPRHP and implemented by a professional engineer before any building excavation or construction activities would take place. The CPP would follow the guidelines set forth in Section 523 of the *CEQR Technical Manual*, including conforming to *New York City Landmarks Preservation Commission Guidelines for Construction Adjacent to a Historic Landmark* and *Protection Programs for Landmark Buildings*. The CPP would also comply with the procedures set forth in the New York City Department of Buildings (“NYCDOB”) *Technical Policy and Procedure Notice (“TPPN”) #10/88*.³

Aside from the existing JTSA building, there are no architectural resources within 90 feet of the Project Site. Therefore, no other architectural resources are expected to be directly affected by construction of the proposed building. The proposed building also would not result in any significant adverse indirect impacts to architectural resources in the study area. At eight stories, the new building would be similar in height to other buildings in the study area, including other architectural resources. The proposed building would be clad in brick with punched window openings and stone copings that are comparable, and relate to, the design and material of other architectural resources in the study area, with the design also differentiating the new building from the adjacent historic JTSA building. The proposed building would not block views to the primary facades of the JTSA building or other architectural resources. The new building would house a library and student housing, which would be in keeping with the institutional uses of other architectural resources in the study area, including Teachers College and Union Theological Seminary. Therefore, with implementation of the CPP and consultation with LPC and OPRHP with respect to the proposed design as appropriate, the Proposed Project would not result in any significant adverse impacts to architectural resources.

Impact on Urban Design and Visual Resources. Urban design is defined as the totality of components that may affect a pedestrian’s experience of public space. These components include streets, buildings, visual resources, open spaces, natural resources, and wind. 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 level, a

³ *TPPN #10/88* was issued by NYCDOB on June 6, 1988, to supplement Building Code regulations regarding historic structures. *TPPN #10/88* outlines procedures for the avoidance of damage to historic structures that are listed on the S/NR or NYCLs resulting from adjacent construction, defined as construction within a lateral distance of 90 feet from the historic resource.

physical alteration beyond that allowed by existing zoning. The Proposed Project is allowed “as of right” and would comply with existing zoning. Therefore, the Proposed Project would not result in significant adverse impacts to urban design and visual resources.

Impact on Natural Resources. The Project Site is partially developed with the existing 6-story JTSA building (plus 10-story tower) and outdoor courtyard. The new 8-story JTSA building would contain a library facility and residence hall. As such, natural resources within the Project Site are limited to the few urban-adapted species of wildlife that utilize building exteriors as habitat and are ubiquitous throughout New York City. Specifically, these include house sparrows (*Passer domesticus*), rock pigeons (*Columba livia*), European starlings (*Sturnus vulgaris*), Norway rats (*Rattus norvegicus*), and Grey Squirrels (*Sciurus carolinensis*).

Correspondence from New York Natural Heritage Program (“NYNHP”), dated May 10, 2017 (see Appendix C) indicates that a peregrine falcon (*Falco peregrinus*) has nested within 0.2 mile of the Project Site. The peregrine falcon is listed as an endangered species in New York and is protected by *ECL* Section 11-0535 and by 6 *N.Y.C.R.R.* Part 182. Because peregrine falcons have been documented in the area, the Project Site may be used infrequently by foraging/feeding falcons. Construction work on rooftops, demolition of tall structures, or work that generates loud noises over ambient noise conditions may affect nesting falcons. However, communication with Barbara Saunders of the New York State Department of Environmental Conservation (“NYSDEC”) Region 2 Endangered Species Program confirms that there are no nesting falcons at the Project Site, and that the nearest nesting falcons would not be affected by demolition and construction activities on the Project Site.⁴

The Project Site consists of the existing 6-story JTSA building (plus 10-story tower) and the adjacent area under development on which the new 8-story structure would be built. Street trees (primarily ginko [*Ginkgo biloba*]) are located along the periphery of the Project Site. All trees are substantially lower in height (20 to 25 feet) than the existing building so offer suboptimal perching opportunities. If any street trees require removal during construction, an application would be filed with Parks Forestry Department. After construction of the Proposed Project, the building would not present a detrimental impact to potentially present falcons, but would be another component of the urban environment of New York City. Hunting opportunities for peregrine falcons would remain the same in the future with the Proposed Project.

The Proposed Project would not have the potential to result in significant adverse impacts to the urban-tolerant wildlife species using the Project Site. While individual wildlife may be adversely affected should suitable habitat not be available nearby, the loss of some individuals would not adversely affect populations of these wide-spread urban-tolerant species within the metropolitan region. Therefore, the Proposed Project would not result in any significant adverse impacts to natural resources within or near the Project Site.

⁴ E-mail Communication from Barbara Saunders, New York State Department of Environmental Conservation Region 2, dated May 11, 2017.

Impact on Hazardous Materials. The hazardous materials assessment was based on a March 2017 *Phase I Environmental Site Assessment* (“ESA”) prepared by LCS Inc, and identifies potential areas of concern that could pose a hazard to workers or the community during or following construction of the Proposed Project. The Phase I ESA included the findings of a reconnaissance of the Project Site, an evaluation of readily available historical information, selected environmental databases, and electronic records in accordance with American Society for Testing and Materials (“ASTM”) E1527-13.

The approximately 1.7-acre Project Site includes the existing 6-story (plus 10-story tower), approximately 127,711-gsf seminary building, constructed in 1928 (later building additions including the former JTSA library building have since been demolished) and the vacant land under development to the east. Prior to construction of this building, the Project Site was mostly undeveloped, but contained a few small outbuildings.

The Phase I ESA report identified Recognized Environmental Conditions (“REC”), defined in ASTM E1527-13 as “*the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property*”, specifically:

- There are two, 15,000-gallon, №. 2 fuel oil underground storage tanks (“USTs”) closed in place on the Project Site to the north of the structure; closure documentation was not provided, but regulatory database records indicate they were installed in 1983, possibly replacing earlier tanks (oil burner applications were issued to an address consistent with the building’s in 1946, 1961, and 1970). According to the Project Sponsor, these tanks were recently removed from the ground (and disposed of off site) in accordance with NYSDEC requirements. Approval of the closure by NYSDEC is pending.
- An automotive repair garage with gasoline USTs was historically located south adjacent.

In addition, the ESA identified non-REC issues including:

- The Project Site has a closed-status petroleum spill (i.e., addressed to the satisfaction of the NYSDEC). Spill №. 0012287 in 2001 involved the failure of a tightness test. The vent line and fill line were replaced, and the former fill line was plugged. The tank then passed a tightness test.
- The Project Site has a temporary, 3,500-gallon, heating oil aboveground storage tank (“AST”) and associated boiler along West 123rd Street within an encasement/trailer with no concerns identified.
- The Project Site has a 330-gallon diesel AST and a 3,000-gallon diesel AST for on-site emergency generators. No concerns were identified for these ASTs.
- Suspect asbestos-containing materials (“ACM”) were noted in the building including ceiling and floor tiles, drywall, plaster and roofing materials. Asbestos

abatement activities were ongoing in the basement at the time of the Phase I ESA inspection.

- Items potentially containing polychlorinated biphenyls (“PCBs”) materials were noted; fluorescent light fixtures and elevator components.
- Regulatory databases indicated nearby sites at the intersections of West 122nd Street and Broadway and West 123rd Street and Broadway and 3041 Broadway were as closed-status Spill sites.

Although not a part of the Phase I ESA, given the age of the building lead-based paint (“LBP”) might be present.

The Proposed Project would result in the construction of a new building requiring excavation for the below grade level and soil disturbance for foundations, utilities, landscaping, etc. Although this could increase pathways for human exposure, impacts would be avoided by performing the following:

- An environmental Construction Health and Safety Plan [“CHASP”]) would be prepared and implemented during the subsurface disturbance associated with the Proposed Project. It would address requirements for soil management (including stockpiling and off-site disposal of excess soil/fill material in accordance with applicable NYSDEC requirements), dust control, and contingency measures should unforeseen petroleum tanks or soil contamination be encountered.
- Applicable regulatory requirements would be followed, e.g., removing asbestos-containing materials from the existing structure prior to demolition; properly managing lead-based paint during demolition; properly disposing of any excess soil/fill material; removal/closure of known and any unexpectedly encountered petroleum storage tanks (including dispensers, piping, and fill-ports) in accordance with NYSDEC requirements, including those related to petroleum spill reporting and registering tanks; and following New York City Department of Environmental Protection (“NYCDEP”) requirements should dewatering be required.

With these measures, the Proposed Project would not result in any significant adverse impacts related to hazardous materials.

Impact on Water and Sewer Infrastructure. The Proposed Project would generate approximately 22,500 gallons/day of water consumption. This is well below the 1 million gallons per day (“gpd”) of water consumption that is the threshold set forth in the *CEQR Technical Manual*. In addition, the Project Site is located in a combined sewer area; would result in less than 250,000 gsf of institutional use in Manhattan; does not involve development on a site 1 acre or larger where the amount of impervious surface would increase and is located in specific drainage areas; and would not involve the construction of a new storm water outfall. Therefore, the Proposed Project would not result in any significant adverse impacts of on water and sewer infrastructure.

Impact on Solid Waste and Sanitation Services. A solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the city's Solid Waste Management Plan ("SWMP" or "Plan") or with state policy related to the city's integrated solid waste management system. The city's solid waste system includes waste minimization at the point of generation, collection, treatment, recycling, composting, transfer, processing, energy recovery, and disposal. As the Proposed Project would not result in any additional student, staff, faculty, or visitor populations, it is not expected to generate a substantial amount of solid waste as defined in the *CEQR Technical Manual*. Therefore, the Proposed Project would not affect the city's capacity to handle solid waste.

Impact on Energy. As described in the *CEQR Technical Manual*, all new structures requiring heating and cooling are subject to the *New York City Energy Conservation Code*. Therefore, the need for a detailed assessment of energy impacts would be limited to projects that may significantly affect the transmission or generation of energy. It is expected that the Proposed Project, when operational, would consume approximately 21,434,850 million British Thermal Units ("MBtu") per year.⁵ This would not be considered a significant demand for energy. Therefore, the Proposed Project would not result in significant adverse impacts to the consumption or supply of energy.

Impact on Transportation. The Proposed Project would not result in a change from the existing population. It would not generate more than the *CEQR Technical Manual* thresholds requiring further analysis of 50 vehicle trips or 200 pedestrian or transit trips. Therefore, the Proposed Project would not result in any significant adverse transportation (traffic, parking, transit, or pedestrian) impacts.

Impact on Air Quality. The Proposed Project would not generate a significant number of vehicle trips and would not exceed the *CEQR Technical Manual* thresholds for conducting a mobile source intersection analysis. The proposed building would be taller in height (8 stories) than adjacent buildings. Potential air quality impacts would be minimized by using gas-fired boilers that would be located on the roof the proposed building. Based on the proposed heating and hot water system design, potential significant adverse air quality impacts would not be anticipated with the Proposed Project.

Impact on Greenhouse Gas Emissions. Per the *CEQR Technical Manual*, GHG assessments are appropriate for projects with the greatest potential to produce GHG emissions that may result in inconsistencies with the city's GHG reduction goal to a degree considered significant and, correspondingly, have the greatest potential to reduce those emissions through the adoption of project measures and conditions. In addition, actions that fundamentally change

⁵ Based on the energy usage rate for institutional buildings (250.7 MBtu/sf) from Table 15-1 "Average Annual Whole-Building Energy Use in New York City." The City of New York, Mayor's Office of Environmental Coordination, *CEQR Technical Manual*, 2014 Edition (Revisions Effective 4/27/2016).

the city's waste management system, such as city capital projects, power generation projects, and promulgation of regulations, may also need to be analyzed. The Proposed Project would not exceed any of the thresholds identified in the *CEQR Technical Manual*. The Proposed Project is not a City capital project, would not introduce new power generation, would not change the city's waste management system, and would not affect regulations. Therefore, a GHG emissions analysis and assessment of consistency with the city's GHG emission reduction goal is not required.

Impact on Noise. The Proposed Project would not generate or reroute vehicular traffic and would therefore not have the potential to result in significant increases in noise levels associated with vehicular traffic. The Proposed Project would not introduce any new or additional noise receptors although the building would be constructed using standard façade construction techniques including insulated glass windows, and would be required by the NYCDOB Mechanical Code to provide outside air. Furthermore, the building's mechanical system (i.e., heating, ventilation, and air conditioning systems) would be required to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the *New York City Noise Control Code* and the *New York City Department of Buildings Code* as enforced by the NYCDEP and NYCDOB, respectively). Compliance with these regulations, which are more stringent than the *CEQR* noise impact criteria, would ensure that the building mechanical systems would not have the potential to result in a significant increase in noise levels (i.e., a 3 to 5 dBA noise level increase) at any nearby noise receptors. Therefore, the Proposed Project would not have the potential to result in any significant adverse noise impacts.

Impact on Public Health. According to the *CEQR Technical Manual*, public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. The Proposed Project is not expected to result in any significant adverse impacts to air quality, water quality, hazardous materials, or noise. No exceedances of federal, state, or city standards would occur because of the Proposed Project. Therefore, the Proposed Project would not result in any significant adverse impacts to public health.

Impact on Neighborhood Character. As defined in the *CEQR Technical Manual*, neighborhood character is considered to be an amalgam of the various elements that define a neighborhood's distinct personality. These elements may include a neighborhood's land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and/or noise. As described above, the Proposed Project would involve the construction and equipping of a new, approximately 85,500-gsf building of eight stories containing a library facility and a student residence hall containing up to 144 student beds. Changes to the Project Site would not result in any significant adverse impacts to neighborhood character. The character of the neighborhood is currently defined by mid- and high-rise educational buildings, as well as by other institutional uses on the surrounding blocks. While the Proposed Project would result in a new building, the overall bulk of the building would comply with existing zoning, and would be similar in scale to other buildings on the project block. Overall, the Proposed Project would result in the construction of a new building in an area that has a diverse mix of historic and modern educational buildings. The new library and student residence

building would improve the character of the JTSA campus, as well as provide much-needed academic facilities for the Seminary's student body. Therefore, the Proposed Project would not result in any significant adverse neighborhood character impacts.

Impacts During Construction. The Proposed Project would result in construction activities on the JTSA campus. As with all construction projects, work on the Project Site would result in temporary disruptions to the surrounding area, including occasional noise and dust. The overall construction duration for the Proposed Project is expected to be approximately 2 years (24 months). The most intense construction activities in terms of noise levels and air pollutant emissions (demolition, excavation, and foundation work, during which a number of large nonroad diesel engines would be employed) would last for only a portion of the overall construction duration.

Independent of the Proposed Project, plans for a 32-story, 170-unit residential tower at 525 West 122nd Street (the site of the former JTSA library building) have been filed at NYCDOB by Savanna, a private developer. The completion date for this residential project is not yet known. While construction activities for the Savanna project and the Proposed Project may overlap, construction of the Proposed Project would be carried out in accordance with New York City laws and regulations, which allow construction activities between 7:00 a.m. and 6:00 p.m. on weekdays. If work is required outside of normal construction hours, necessary approvals would be obtained from the appropriate agencies (i.e., the NYCDOB and NYCDEP). During construction of the Proposed Project, all necessary measures would be implemented to ensure adherence to the New York City Air Pollution Control Code regulating construction-related dust emissions and the New York City Noise Control Code regulating construction noise. In addition, Maintenance and Protection of Traffic ("MPT") plans would be developed for any curb-lane and/or sidewalk closures. Approval of these plans and implementation of all temporary closures during construction would be coordinated with the New York City Department of Transportation ("NYCDOT")'s Office of Construction Mitigation and Coordination ("OCMC"). Through implementation of the measures described above, the temporary adverse effects associated with the proposed construction activities would be minimized. Accordingly, the Proposed Project would not result in significant adverse impacts during construction.

For Further Information:

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Director
Office of Environmental Affairs

Address: DASNY
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New York, New York 10119

Telephone: (212) 273-5033
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STATE ENVIRONMENTAL QUALITY REVIEW

Full Environmental Assessment Form and Supplementary Documentation

for the

The Jewish Theological Seminary of America *Campus Renovations Project* Borough of Manhattan, New York County, New York

Prepared on behalf of:

**The Jewish Theological Seminary of America
3080 Broadway
New York, New York 10027**

Prepared for Lead Agency:

**Dormitory Authority State of New York
515 Broadway
Albany, New York 12207-2964**

Prepared by:

**AKRF, Inc.
440 Park Avenue South, 7th Floor
New York, New York 10016**



DASNY



Lead Agency Contact:

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June 2017

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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 reasonably 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: Jewish Theological Seminary of America Campus Renovations | | |
| Project Location (describe, and attach a general location map): 3080 Broadway, New York City, New York. Block bounded by Broadway, West 122nd Street, Amsterdam Avenue, and West 123rd Street. See Figure 1. | | |
| Brief Description of Proposed Action (include purpose or need): The Jewish Theological Seminary of America ("JTSA") has requested authorization from DASNY ("Dormitory Authority of the State of New York") for the issuance of tax-exempt Revenue Bonds, Series 2017 (the "Bonds") to finance all or a portion of the Proposed Project, described below. The Proposed Project would serve JTSA's existing population, and would not result in an increase in population. The Proposed Project would consist of: (a) the potential reimbursement of costs associated with the demolition of JTSA's former library building that was located on the site of the proposed new, approximately 85,500-gross-square-foot ("gsf"), 8-story (plus basement) library and residence hall building; (b) the construction and equipping of the new building; (c) renovations, improvements, and upgrades to the heating, ventilating, and air conditioning ("HVAC") system, mechanical systems, and roof of JTSA's existing building; and (d) other ancillary improvements. The Proposed Project is expected to commence construction in 2017, for occupancy in 2019. | | |
| Name of Applicant/Sponsor: Jewish Theological Seminary of America | Telephone: 212-678-8804 | E-Mail: maoppenheimer@jtsa.edu |
| Address: 3080 Broadway | | |
| City/PO: New York City | State: New York | Zip Code: 10027 |
| Project Contact (if not same as sponsor; give name and title/role): Martin Oppenheimer, Esq. General Counsel - Jewish Theological Seminary of America | Telephone: 212-678-8804 | E-Mail: maoppenheimer@jtsa.edu |
| Address: 3080 Broadway | | |
| City/PO: New York City | State: New York | Zip Code: 10027 |
| Property Owner (if not same as sponsor): | Telephone: | E-Mail: |
| Address: | | |
| City/PO: | State: | Zip Code: |

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, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees | | |
| b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission | | |
| c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals | | |
| d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | DASNY Authorization of Issuance of Bonds | April 2017 |
| h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/>Yes<input checked="" type="checkbox"/>No | | |

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? YesNo

- 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? YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? YesNo

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?) YesNo

If Yes, identify the plan(s):

NYS Heritage Areas: The Heights

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? YesNo

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R8 General Residential Zoning District _____

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? New York City Community School District 5

b. What police or other public protection forces serve the project site?
New York City Police Department (NYPD) 26th Precinct at 520 West 126th Street, New York, NY 10017

c. Which fire protection and emergency medical services serve the project site?
New York City Fire Department (FDNY) Engine Company 47 at 502 West 113th Street, New York, NY 10025

d. What parks serve the project site?
Riverside Park, Sakura Park, Morningside Park

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)? Institutional (Library and residence facility for the existing Jewish Theological Seminary of America campus)

b. a. Total acreage of the site of the proposed action? _____ ±1.7 acres
b. Total acreage to be physically disturbed? _____ ±0.736 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ ±1.7 acres

c. Is the proposed action an expansion of an existing project or use? Yes 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: New 85,500-gsf building

d. Is the proposed action a subdivision, or does it include a subdivision? Yes 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? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ 24 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

| | <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 | _____ | _____ | _____ | _____ |

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures One

ii. Dimensions (in feet) of largest proposed structure: 97.06' height; 191'-10" width; and 239'-5" length

iii. Approximate extent of building space to be heated or cooled: 85,500 gross square feet

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 No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? New foundations

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): Approximately 7,000 cubic yards
- Over what duration of time? 4 to 6 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
 Rock and soil. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ N/A acres

vi. What is the maximum area to be worked at any one time? _____ N/A acres

vii. What would be the maximum depth of excavation or dredging? _____ N/A feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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 No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody 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? Yes No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- 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): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ 14,600 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: New York City Water Supply
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- 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? Yes No
If Yes:

- 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? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 14,600 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.

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: North River NYCDEP Wastewater Treatment Plant
- Name of district: New York City DEP Wastewater System
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

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):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
 Sanitary wastewater would be handled by the NYCDEP combined sewer system. _____

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? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

 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)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

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? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
 Excavators, concrete trucks
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named 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? Yes No
 If Yes:
 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) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ 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 Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

N/A _____

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? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing 0 Proposed 0 Net increase/decrease 0

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
 Approximately 21,434,850 MBtu

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 Consolidated Edison Company of New York, Inc.

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

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

| | |
|--|---|
| <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7:00 am to 6:00 pm</u> • Saturday: <u>No regular hours</u> • Sunday: <u>No regular hours</u> • Holidays: <u>No regular hours</u> | <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24 hours</u> • Saturday: <u>24 hours</u> • Sunday: <u>24 hours</u> • Holidays: <u>24 hours</u> |
|--|---|

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 As with all construction projects, construction of the proposed project could result in increases in ambient noise levels due to on-site equipment operation.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n.. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 All outdoor lighting will conform with the applicable regulations as defined by the NYC Building Code and Housing Maintenance Code.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes 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? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ N/A per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

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

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

Dense urban area of Manhattan in neighborhood of Morningside Heights. It is primarily characterized by residential and institutional uses and nearby parkland.

b. Land uses and covertypes on the project site.

| Land use or Covertypes | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces | ±1.7 | ±1.7 | 0 |
| • Forested | 0 | 0 | 0 |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0 | 0 | 0 |
| • Agricultural (includes active orchards, field, greenhouse etc.) | 0 | 0 | 0 |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | 0 | 0 | 0 |
| • Wetlands (freshwater or tidal) | 0 | 0 | 0 |
| • Non-vegetated (bare rock, earth or fill) | 0 | 0 | 0 |
| • Other Describe: N/A | 0 | 0 | 0 |

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:
PS 036 Margaret Douglas, PS 125 Ralph Bunche, Children's Learning Center, Corpus Christi School, Grand Day Care Center, Columbia Group Family Daycare, Tompkin's Hall Nursery School, Jackie Robinson Senior Center, St. Mary's Center Inc., St. Luke's Roosevelt Hospital Center.

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? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

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? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

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? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): Spill No. 0012287
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): 546031
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
Hudson River PCB Sediments, a nearly 200-mile stretch of the Hudson River that extends from the Battery in NYC to Hudson Falls in Washington County. Historically PCBs were discharged into the river and contaminated sediments. Dredging was completed in fall 2015; habitat reconstruction was completed in 2016. Facility decommissioning was performed in 2016.

| | |
|---|--|
| v. Is the project site subject to an institutional control limiting property uses? <ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? _____ • Explain: _____ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| E.2. Natural Resources On or Near Project Site | |
| a. What is the average depth to bedrock on the project site? _____ | TBD feet |
| b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No N/A % |
| c. Predominant soil type(s) present on project site: _____ | _____ % _____ % _____ % |
| d. What is the average depth to the water table on the project site? Average: _____ | |
| e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 100 % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained _____ % of site | |
| 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 | |
| g. Are there any unique geologic features on the project site? If Yes, describe: N/A | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| h. Surface water features. <ul style="list-style-type: none"> 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>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <ul style="list-style-type: none"> 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 type="checkbox"/> No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> • 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? If yes, name of impaired water body/bodies and basis for listing as impaired: _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 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? If Yes: <ul style="list-style-type: none"> i. Name of aquifer: _____ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

| | | | | | | | |
|---|---|---|--------------------------------------|---|---|--|--|
| <p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 33%;">House sparrow (<i>Passer domesticus</i>)</td> <td style="border-bottom: 1px solid black; width: 33%;">European Starling (<i>Sturnus vulgaris</i>)</td> <td style="border-bottom: 1px solid black; width: 33%;">Rock Pigeon (<i>Columba livia</i>)</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Gray squirrel (<i>Sciurus carolinensis</i>)</td> <td style="border-bottom: 1px solid black;">Norway Rat (<i>Rattus norvegicus</i>)</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table> | House sparrow (<i>Passer domesticus</i>) | European Starling (<i>Sturnus vulgaris</i>) | Rock Pigeon (<i>Columba livia</i>) | Gray squirrel (<i>Sciurus carolinensis</i>) | Norway Rat (<i>Rattus norvegicus</i>) | | |
| House sparrow (<i>Passer domesticus</i>) | European Starling (<i>Sturnus vulgaris</i>) | Rock Pigeon (<i>Columba livia</i>) | | | | | |
| Gray squirrel (<i>Sciurus carolinensis</i>) | Norway Rat (<i>Rattus norvegicus</i>) | | | | | | |
| <p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres | | | | | | | |
| <p>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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>The NYSDEC EAF mapper and Environmental Resource Mapper identify the project site as being in the vicinity of one or more rare animals and/or plants. In order to determine the specific NYS-listed species of plant or animal, a request has been submitted to the NYS Natural Heritage Program.</p> | | | | | | | |
| <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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | | | | | | | |
| <p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> | | | | | | | |
| <p>E.3. Designated Public Resources On or Near Project Site</p> | | | | | | | |
| <p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p> | | | | | | | |
| <p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p> | | | | | | | |
| <p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> | | | | | | | |
| <p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p> | | | | | | | |

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) | | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> | | | |
| | 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 type="checkbox"/> | <input type="checkbox"/> |
| b. The proposed action may involve construction on slopes of 15% or greater. | E2f | <input 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 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 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 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 type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action is, or may be, located within a Coastal Erosion hazard area. | B1i | <input 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) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i> | | | |
| | 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) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i> | | | |
| | 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"/> |
|----------------------------------|--|--------------------------|--------------------------|

| | | | |
|---|------------------------------------|--------------------------------------|---|
| 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. <input type="checkbox"/> NO <input type="checkbox"/> YES (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> | | | |
| | 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. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i> | | | |
| | 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"/> |
|----------------------------------|--|--------------------------|--------------------------|

| 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 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 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 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 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 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 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 type="checkbox"/> <input 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 type="checkbox"/> | <input 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 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 type="checkbox"/> |
| g. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

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

| | | | |
|--|----------------------------|--------------------------|--------------------------|
| d. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |
| e. If any of the above (a-d) are answered “Yes”, 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 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 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 type="checkbox"/> |

| | | | |
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| 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> | | <input 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 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"/> |

| | | | |
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| 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> | | <input 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 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"/> |

| | | | |
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| 13. Impact on Transportation The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - g. If "No", go to Section 14.</i> | | | |
| | 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 type="checkbox"/> |
| b. The proposed action may result in the construction of paved parking area for 500 or more vehicles. | D2j | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action will degrade existing transit access. | D2j | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action will degrade existing pedestrian or bicycle accommodations. | D2j | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may alter the present pattern of movement of people or goods. | D2j | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Other impacts: _____ _____ | | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
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| 14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i> | | | |
| | 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 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 type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may utilize more than 2,500 MWhrs per year of electricity. | D2k | <input 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 type="checkbox"/> |
| e. Other Impacts: _____ _____ | | | |

| | | | |
|--|------------------------------------|--------------------------------------|---|
| 15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i> | | | |
| | 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 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 type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action may result in routine odors for more than one hour per day. | D2o | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|---|----------|--------------------------|--------------------------|
| d. The proposed action may result in light shining onto adjoining properties. | D2n | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. | D2n, E1a | <input 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.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i> | | <input 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 is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. | E1d | <input type="checkbox"/> | <input type="checkbox"/> |
| b. The site of the proposed action is currently undergoing remediation. | E1g, E1h | <input 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 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 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 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 type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action involves construction or modification of a solid waste management facility. | D2q, E1f | <input 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 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 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 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 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 type="checkbox"/> | <input type="checkbox"/> |
| m. Other impacts: _____ _____ | | | |

| 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.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i> | | <input 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’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 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 type="checkbox"/> | <input type="checkbox"/> |
| c. The proposed action is inconsistent with local land use plans or zoning regulations. | C2, C2, C3 | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The proposed action is inconsistent with any County plans, or other regional land use plans. | C2, C2 | <input 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 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 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 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) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i> | | <input 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 replace or eliminate existing facilities, structures, or areas of historic importance to the community. | E3e, E3f, E3g | <input 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 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 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 type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action is inconsistent with the predominant architectural scale and character. | C2, C3 | <input 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 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

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ 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:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:



Date:

Signature of Preparer (if different from Responsible Officer)



Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

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>

SUPPLEMENTARY DOCUMENTATION

INTRODUCTION

This *Full Environmental Assessment Form (“FEAF”) Supplemental Report* is issued pursuant to the *State Environmental Quality Review Act (“SEQRA”)*, codified at Article 8 of the *New York Environmental Conservation Law (“ECL”)*, and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations (“N.Y.C.R.R.”)*, which collectively contain the requirements for the *SEQR* process. The environmental review of the Proposed Project follows *SEQR*, and the *New York City Environmental Quality Review (“CEQR”) Technical Manual* generally is used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the Proposed Project in this *Supplemental Report*, unless stated otherwise.¹

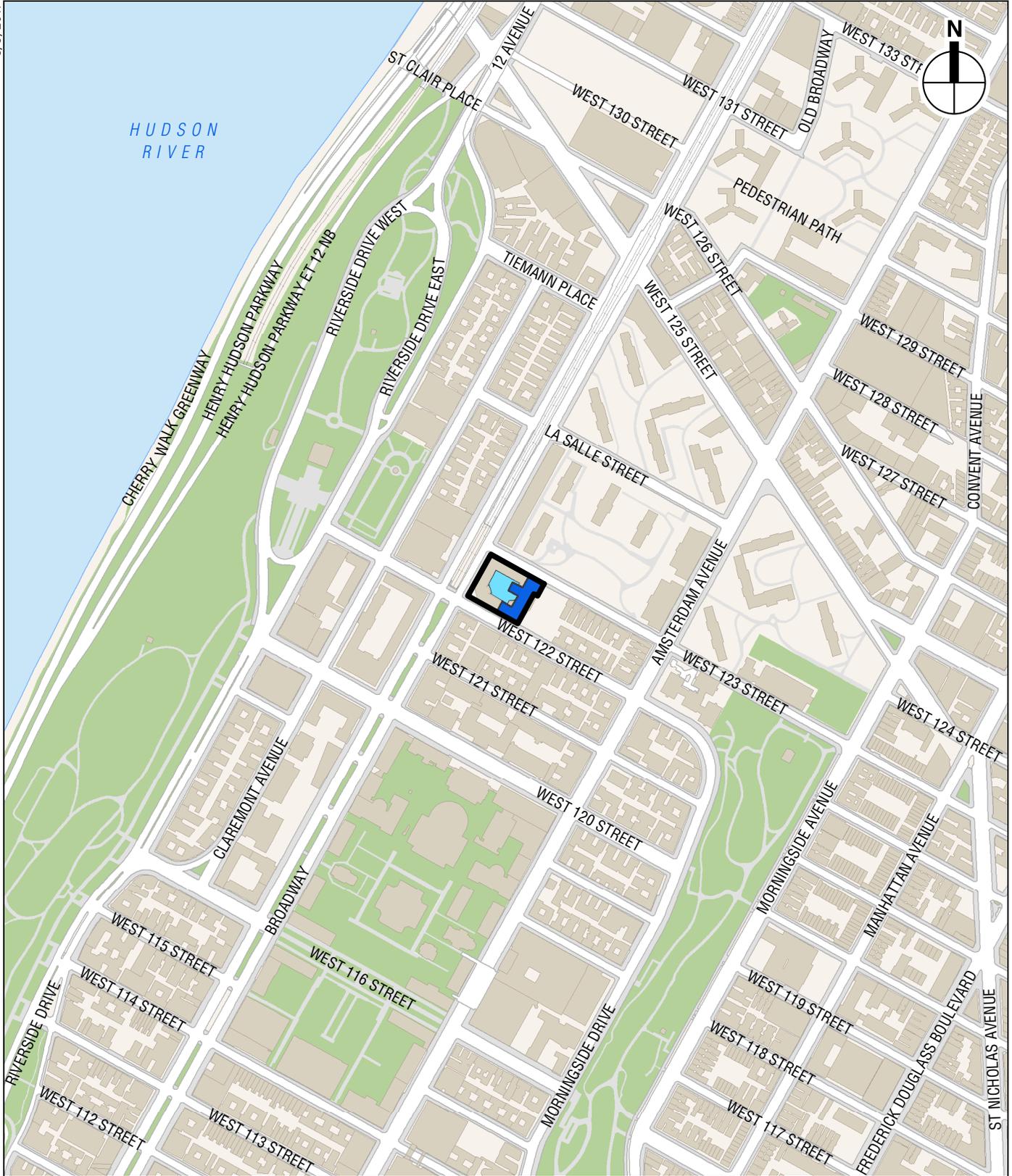
The Proposed Project is also being reviewed in conformance with the *New York State Historic Preservation Act of 1980 (“SHPA”)*, specifically the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law (“PRHPL”)*, as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between DASNY (“Dormitory Authority State of New York”) and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”).

PROJECT DESCRIPTION AND PROPOSED ACTION

The Jewish Theological Seminary of America (“JTSA” or the “Institution”) has requested financing from DASNY pursuant to DASNY’s Independent Colleges and Universities Program for its *Campus Renovations* project (the “Proposed Project”). The Proposed Action would consist of DASNY’s authorization of the issuance of tax exempt Revenue Bonds, Series 2017 in an estimated aggregate principal amount not to exceed \$51,000,000. Proceeds of the Bonds are expected to be used by JTSA to finance all or a portion of the cost of demolishing, designing, constructing, renovating, repairing, relocating, purchasing, equipping or otherwise providing for the Proposed Project, as described below. The Proposed Project to be financed with the proceeds of the Bonds is owned and operated by the Institution and is located at the Institution’s campus at 3080 Broadway, borough of Manhattan, New York County, New York (“Project Site”), known on the tax map of The City of New York as Block 1977, Lot 1 (see **Figure 1**).

The Proposed Project would consist of the construction and equipping of a new, approximately 85,500-gross-square-foot (“gsf”) building of eight stories plus a basement that

¹ The City of New York, Mayor’s Office of Environmental Coordination. *City Environmental Quality Review (“CEQR”) Technical Manual 2014 Edition Revisions (Effective 04/27/16)*.



-  JTSA Campus Boundary
-  Proposed New Building
-  Courtyard Renovations/New Atrium



would connect to JTSA's existing, approximately 127,711-gsf, 6-story (plus 10-story tower) building and house a new library facility and student residence hall. The new library facility would include general collection space for approximately 49,500 volumes, areas for special collections that would house approximately 37,500 items, areas for conservation and digitization, library staff offices, an approximately 202-seat capacity auditorium including a stage and green room, a 45-seat presentation room and two additional seminar rooms, an approximately 6,400-gsf atrium, a kitchen, a loading dock, an outdoor courtyard, a terrace and public bathrooms. The approximately 137-bed to 144-bed student residence hall would include two residence director apartments, study lounges and dining areas, kitchens, dishwashing pantries and laundry facilities. The Proposed Project would potentially also include reimbursement of costs related to the demolition of the former approximately 117,580-zoning-square-foot, 5-story JTSA library building that was located on the site of the new building to be constructed. The proposed replacement of the existing roofs and upgrades to the interior mechanical systems in the existing JTSA building, which were included in the original scope of work, are no longer part of the Proposed Project to be financed with Bond proceeds.

The existing JTSA building houses the following schools and facilities run by the Institution: The Gershon Kekst Graduate School; The Rabbinical School; H. L. Miller Cantorial School and College of Jewish Music; William Davidson Graduate School of Jewish Education; Albert A. List College of Jewish Studies; the Rebecca and Israel Ivry Prozdor High School, a model supplementary high school; a summer school; several research institutes; lay leadership and professional institutes; community education programs; and administrative offices of the Institution.

Construction of the new building is expected to commence in summer 2017 for occupancy in fall 2019. The Proposed Project would be constructed as of right under applicable zoning regulations and would not require any discretionary actions (special permit or variance) for approval.¹

Project Location and Site Details

The Project Site is located at 3080 Broadway, between West 122nd Street and West 123rd Street in the borough of Manhattan, New York County, New York 10027 (Borough of Manhattan, Block 1977, Lot 1). The Project Site consists of the existing, approximately 127,711-gsf JTSA building and outdoor courtyard and the adjacent area under development where the recently demolished former JTSA library was located.

¹ JTSA sold a portion of its property, a defined lot of land at the eastern edge of its campus at 3080 Broadway, to Savanna, a real estate investment and development firm, pursuant to a Zoning Lot Development Agreement ("ZLDA") that will govern the development of the zoning lot shared by JTSA and Savanna, on which JTSA proposes to construct the new library and student residence building and Savanna proposes to construct a 250,000-gsf residential building, called the "The Vandewater".

Project Purpose and Need

The Proposed Project would enable JTSA to continue to serve the growing and evolving needs of its students, faculty, and the larger Jewish world. The new residence hall would centralize and modernize student housing, creating a place of community for students of diverse backgrounds and a 24/7 campus. The advanced technology would enable JTSA to provide a 21st century education to its students and bring its vision and teaching to communities throughout North America and the world. The improved conference facilities and auditorium/performing arts space would strengthen JTSA as a hub of academic discussion and public programs on critical social issues, and the new state-of-the-art library would provide students, faculty, other scholars and the public with collaborative learning and communal gathering spaces that would expand access to library's collection of books, manuscripts and scrolls.

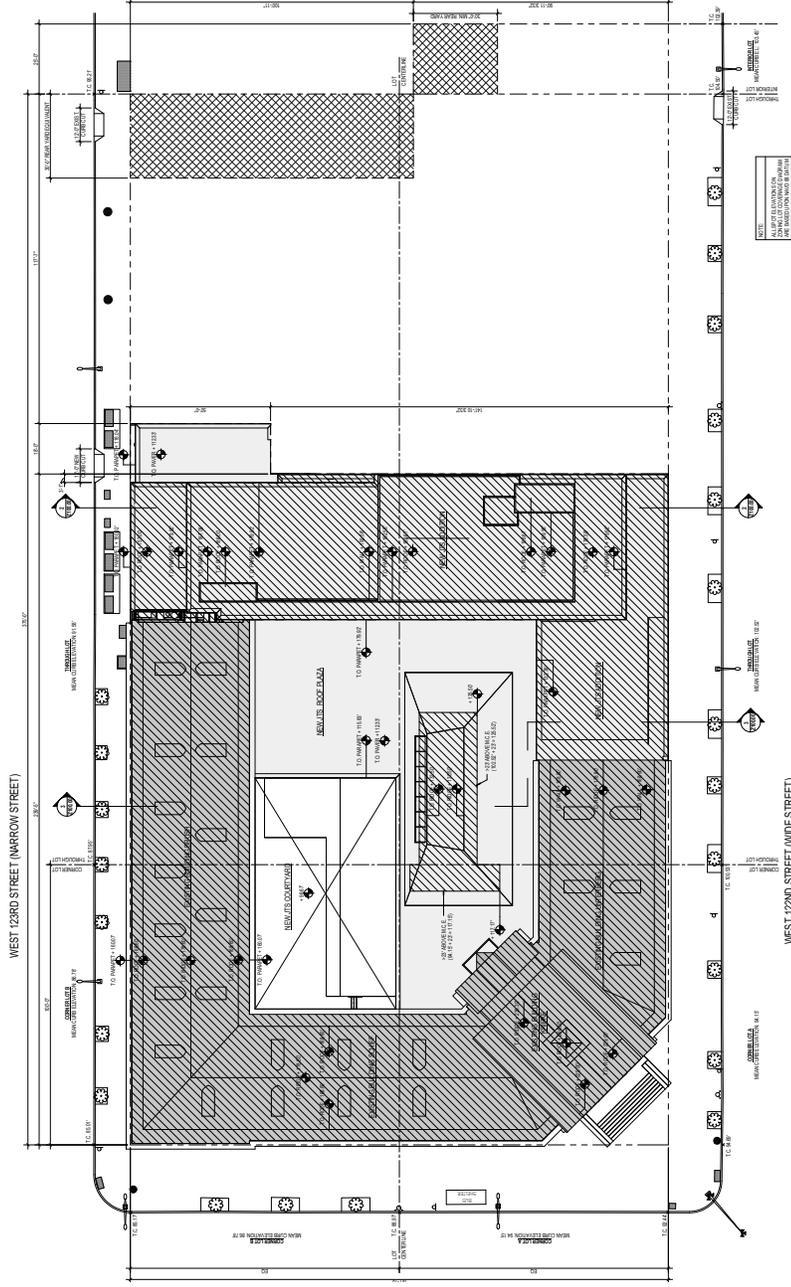
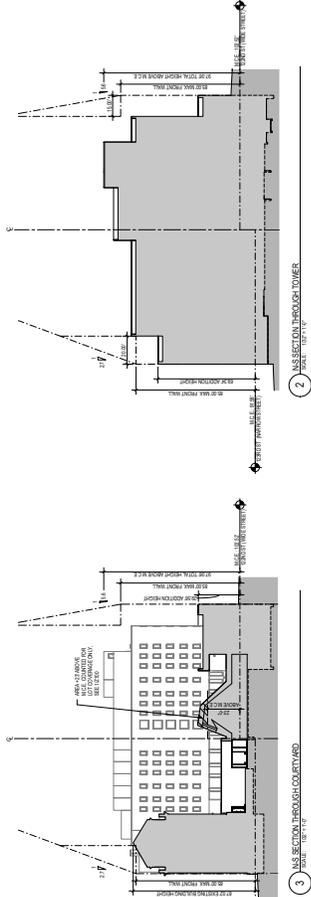
About the Institution

JTSA was established in 1886 with a mission to preserve the knowledge and practice of historical Judaism. JTSA held its first class of ten students in the vestry of the Spanish-Portuguese Synagogue, New York City's oldest congregation. Since then, JTSA has greatly expanded its mission, creating a campus on Manhattan's Upper West Side and evolving into the prestigious center of Jewish learning it is today. JTSA grants undergraduate, graduate, and professional degrees through its five schools and offers joint degree programs affiliated with Columbia University and Barnard College. The Institution is an accredited member of the Middle States Association of Colleges and Schools and is chartered by the Regents of the State of New York.

LAND USE, ZONING, AND PUBLIC POLICY

The Project Site is located in the Morningside Heights neighborhood of Manhattan in Community District 9. This analysis of land use, zoning, and public policy examines the area within 400 feet of the Project Site — the area in which, according to the 2014 *CEQR Technical Manual*, the Proposed Project could reasonably be expected to cause potential effects. The land use study area is generally bound by La Salle Street to the north, Amsterdam Avenue to the east, West 120th Street to the south, and Claremont Avenue to the west (see **Figure 2**).

The analysis begins by considering existing conditions in the study area in terms of land use, zoning, and public policy. The analysis then projects land use, zoning, and public policy in the future without the Proposed Project in the 2019 analysis year by identifying developments and potential policy changes expected to occur within that time frame. Probable impacts of the Proposed Project are then identified by comparing conditions with the Proposed Project to those projected conditions without the Proposed Project.



Sections and Zoning Lot Diagram
Figure 2

Existing Conditions

Land Use

Project Site. The Project Site comprises the existing JTSA campus at 3080 Broadway (Block 1977, Lot 1). The proposed new building would be constructed on a portion of the Project Site (see **Figure 1**).

Study Area. The 400-foot study area contains a mix of residential, retail, and institutional uses (See **Figure 3**). The Project Site is located on a block bounded by West 122nd and West 123rd Streets, Amsterdam Avenue, and Broadway, that is comprised of the JTSA campus on its western portion (including the land area under development that formerly contained the old JTSA library building) and multi-family, elevator and walkup apartment buildings on the remainder of the block. Some of these buildings fronting Amsterdam Avenue are mixed-use buildings containing retail uses on their ground floors. To the north of the Project Site is the block bound by La Salle Street, Amsterdam Avenue, West 123rd Street, and Broadway, which is occupied entirely by the Morningside Gardens Co-Ops, multi-family apartment high rises.

To the south of the Project Site is the block bounded by West 121st and West 122nd Streets, Amsterdam Avenue, and Broadway. This block contains primarily residential uses composed of multi-family elevator apartment buildings. It also contains the Corpus Christi Catholic Church, a parking garage, and mixed-use buildings with retail on the ground floor and residential uses above fronting Amsterdam Avenue and Broadway. The block south of this block in the southernmost portion of the study area is composed entirely of institutional uses apart from a student dormitory fronting Amsterdam Avenue. These buildings all form part of Columbia University's Teachers College.

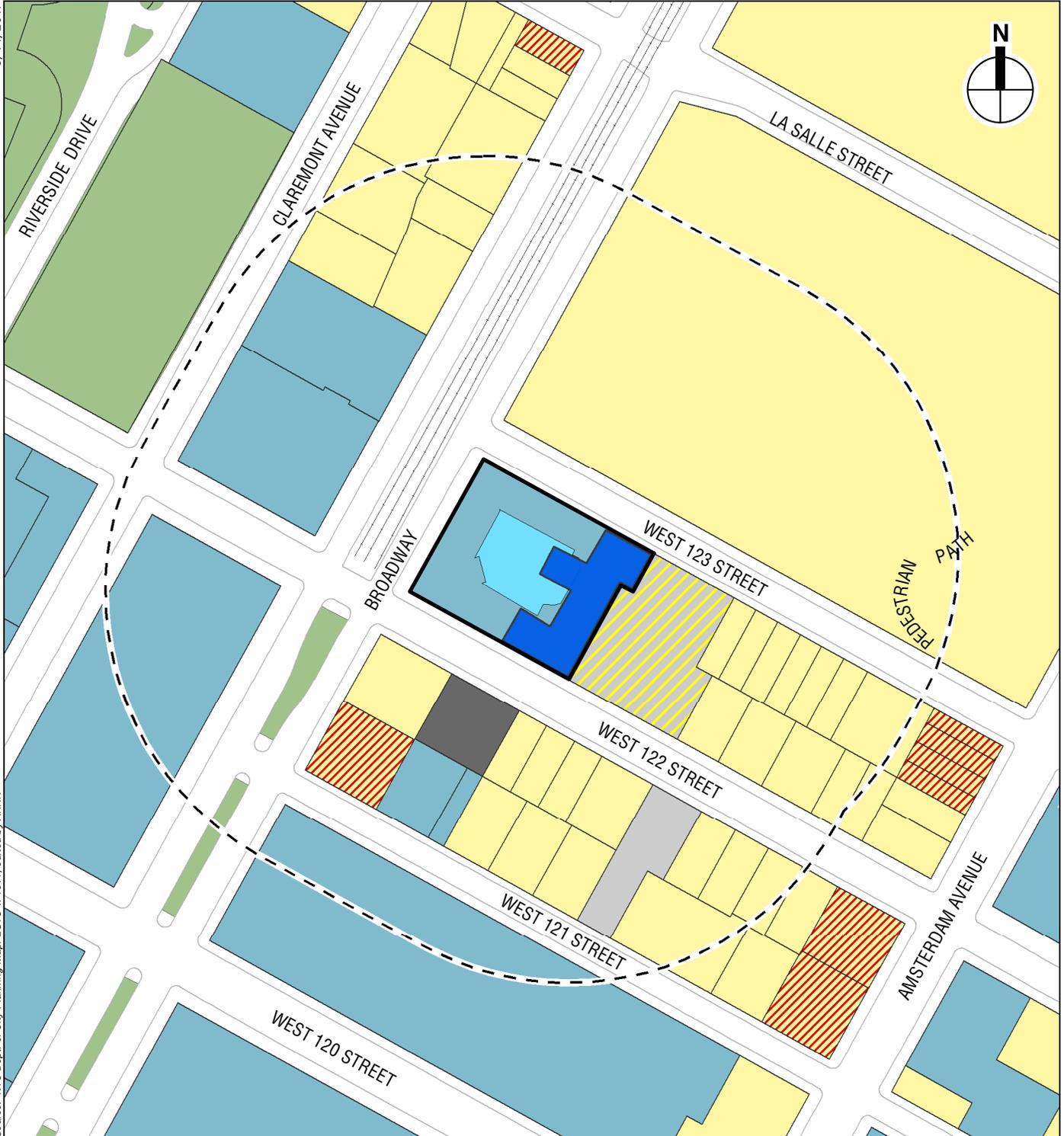
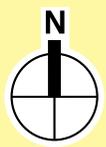
Broadway bisects the study area running from north to south, and the No. 1 Train rises from the middle of Broadway onto the IRT Broadway Line Viaduct. Across Broadway to the west of the Project Site is the block bounded by La Salle Street, Broadway, West 122nd Street, and Claremont Avenue. This block contains institutional uses (the Manhattan School of Music) in its southern portion and multi-family elevator residential apartment buildings in the northern portion. The block southwest from the Project Site across Broadway, bound by West 122nd Street, Broadway, West 121st Street, and Claremont Avenue, is occupied in its entirety by the Union Theological Seminary.

Zoning and Public Policy

Project Site. The Project Site is located in an R8 General Residence District (see **Figure 4**) according to the *Zoning Resolution of the City of New York*. R8 districts are high-density residential zoning districts that typically include apartment buildings ranging from mid-size buildings, to eight- to- ten story buildings, to much taller buildings set back from the street on large zoning lots. R8 districts are widely mapped within Manhattan. Buildings within R8

6/14/2017

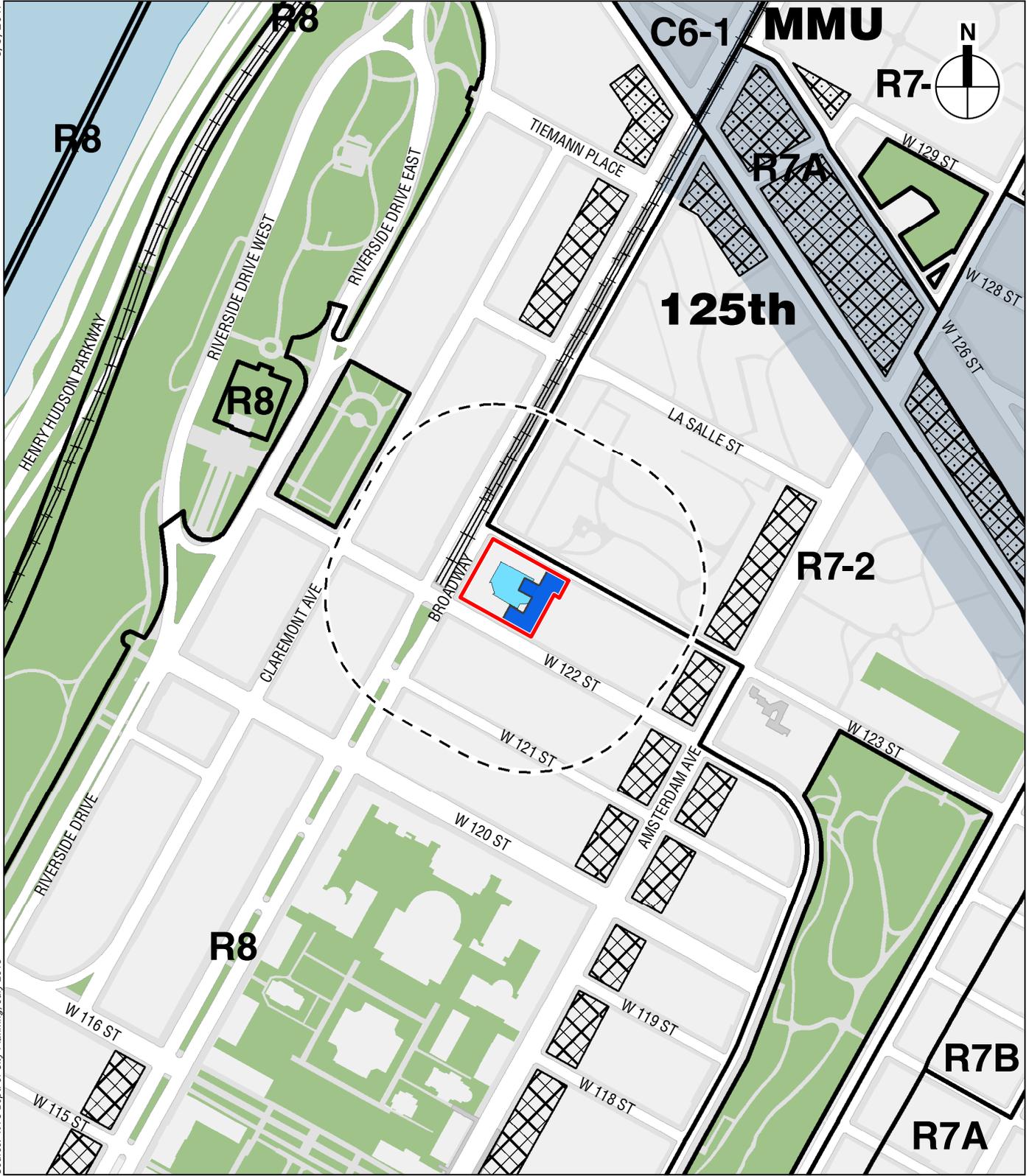
Source: NYC Dept. of City Planning MapPLUTO v. 16v1, edited by AKRF.



- Project Site
- Study Area (400-foot boundary)
- Proposed New Building
- Courtyard Renovations/New Atrium
- Open Space and Outdoor Recreation
- Parking Facilities
- Public Facilities and Institutions
- Residential
- Residential with Commercial Below
- Vacant Land
- Under Construction

0 200 FEET





- Project Site
- Zoning Districts
- Study Area (400-foot boundary)
- Proposed New Building
- Courtyard Renovations/New Atrium
- Special Purpose District
- C1-4 Commercial Overlay District
- C2-4 Commercial Overlay District

0 200 FEET

districts may be developed under either *height factor* regulations or the optional *Quality Housing* regulations that produce buildings with higher lot coverage set at or near the street line.

Buildings developed under *height factor* regulations have a floor to area ratio (“FAR”) ranging from 0.94 to 6.02, with open space ratios (“OSR”) ranging from 5.9 to 11.9. The FAR multiplied by the OSR is the percentage of the lot that must be open space; therefore, the maximum FAR is achievable only when the zoning lot is large enough to accommodate a practical building footprint as well as the required amount of open space. There are no height limits in R8 districts, but the buildings must be set within a sky exposure plane. In R8 districts this plane begins 85 feet above the street line and then slopes inward over the zoning lot.

Buildings developed in an R8 district under *Quality Housing* regulations have a maximum FAR of 6.02. The base height before setback is 60 to 80 feet with a maximum building height of 105 feet. On wide streets outside the Manhattan Core (Community Districts 1 through 8), the FAR rises to 7.2 and the maximum building height increases to 120 feet. The streetwall of a building must extend along the width of the zoning lot and at least 70 percent of the street wall must be within 8 feet of the street line. Parking is required for 40 percent of the dwelling units (“DU”) under both *height factor* and *Quality Housing* regulations.

State Smart Growth Public Infrastructure Policy Act. New York State enacted the *State Smart Growth Public Infrastructure Policy Act* (“SSGPIPA”) in 2010, intended to minimize the unnecessary cost of sprawl development facilitated by the funding or development of new or expanded transportation, sewer and waste water treatment, water, education, housing and other publicly supported infrastructure inconsistent with smart growth public infrastructure criteria. This law requires state infrastructure agencies, such as DASNY, to ensure public infrastructure projects undergo a consistency evaluation and attestation using the 10 smart growth criteria established by the legislation:

- To advance projects for the use, maintenance or improvement of existing infrastructure;
- To advance projects located in municipal centers;
- To advance projects in developed areas or areas designated for concentrated infill development in a municipally-approved comprehensive land use plan, local waterfront revitalization plan and/or brownfield opportunity area plan;
- To protect, preserve and enhance the state’s resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archaeological resources;
- To foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, diversity and affordability of housing in proximity to places of employment recreation and commercial development and the integration of all income and age groups;
- To provide mobility through transportation choices including improved public transportation and reduced automobile dependency;

- To coordinate between state and local government and intermunicipal and regional planning;
- To participate in community-based planning and collaboration;
- To ensure predictability in building and land use codes; and
- To promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations, by among other means encouraging broad-based public involvement in developing and implementing a community plan and ensuring the governance structure is adequate to sustain its implementation.¹

Most state agencies and authorities, including DASNY, are subject to SSGPIPA when they consider whether to undertake, approve, support or finance the construction or reconstruction of new or expanded public infrastructure.² To the extent practicable, projects must align with the 10 smart growth criteria. If the project does not meet the relevant criteria or “compliance is considered to be impracticable,” a statement of justification of such noncompliance should be prepared by the state agency or authority.³

Study Area. The study area around the Project Site contains one other zoning district aside from the R8 district the Project Site is located within (see **Table 1**). The R8 district comprises the entirety of the study area apart from the block north of the Project Site where an R7-2 General Residence District is mapped. R7 districts are medium-density residential districts mapped in much of the Bronx as well as the Upper West Side in Manhattan. Like R8 districts, buildings in R7 districts can be developed under either *height factor* regulations or optional *Quality Housing* regulations. The FAR in R7 districts under *height factor* regulations ranges from 0.87 to 3.44 with OSRs ranging from 15.5 to 25.5. Buildings must be set within a sky exposure plane which begins 60 feet above the street line and then slopes inward over the zoning lot. R7-2 districts differ from regular R7-1 districts in that they require 10 percent less off-street parking (required for 50 percent of DUs), and parking may be waived if 15 or fewer spaces are required. R7 buildings developed under optional *Quality Housing* regulations are more in keeping with the scale of many traditional neighborhoods. They have a maximum FAR of 4.0 and a base height before setback of 40 to 65 feet with a maximum building height of 80 feet. The maximum FAR on narrow streets and within the Manhattan Core is 3.44 and the base height before setback is 40 to 60 feet with a maximum building height of 75 feet. Off-street parking is required for 50 percent of all DUs with some exceptions.

¹ <https://www.dot.ny.gov/programs/smart-planning/news>

² <http://lawoftheland.wordpress.com/2010/10/25/ny-enacts-smart-growth-public-infrastructure-policy-act/>

³ https://wri.cals.cornell.edu/sites/wri.cals.cornell.edu/files/shared/documents/2013_Kay_Final_SGPIPA_Survey_Analysis.pdf

Table C-1
Zoning Districts in the Study Area

| Zoning District | Maximum FAR ¹ | Uses/Zone Type |
|---|--------------------------|---|
| R8 | 0.94 to 6.02 | High-density residential zoning district allowing Use Groups 1-4. |
| R7-2 | 0.87 to 4.0 | Medium-density residential zoning district allowing Use Groups 1-4. |
| Notes: 1. Floor area ratio (“FAR”) is a measure of density establishing the amount of development allowed in proportion to the base lot area. For example, a lot of 10,000 square feet with a FAR of 1 has an allowable building area of 10,000 square feet. The same lot with an FAR of 10 has an allowable building area of 100,000 square feet. | | |
| Source: <i>Zoning Resolution of the City of New York</i> | | |

Manhattan Community Board 9, 197-A Plan. Under Section 197-a of the New York City Charter, community boards may propose plans for the development, growth and improvement of land within their districts. The plans are reviewed in accordance with standards and rules of procedure for 197-a plans which were developed and adopted by the New York City Planning Commission (“CPC”). Once approved by the Commission and adopted by the City Council, as submitted or modified, 197-a plans serve as policy guides for subsequent actions by city agencies. In November 2007, the CPC approved with modifications the 197-a plan submitted by Manhattan Community Board 9. In December 2007, the City Council adopted the plan as modified by the CPC. The Manhattan Community Board 9 197-A Plan report is divided into 4 sections and provides information for those interested in the plan’s policies and recommendations.

Sustainability/OneNYC. In 2015, New York City updated the city’s long-term sustainability plan that applies to the city’s land use, open space, brownfields, energy use and infrastructure, transportation systems, water quality and infrastructure, and air quality, as well as makes the city more resilient to projected climate change impacts. Originally adopted in 2007, and updated in 2011 and 2015 (under Local Law 84 [2013]), a long-term plan considering population projections, housing, air quality, coastal protections, and other sustainability and resiliency factors is required every four years. The plan is divided into four visions for a stronger, more equitable, more sustainable, and more resilient New York City. A sustainability assessment is typically required for large public projects. The Proposed Project does not qualify as such a project; however, the Proposed Project would be in keeping with the sustainability goals of the City’s OneNYC and New York State’s *State Smart Growth Public Infrastructure Policy Act* (“SSGPIPA”), as it would include sustainable design features such as:

- recycled steel in the building structure and a building envelope design that would provide excellent thermal performance beating code-mandated levels;
- high-efficiency, light-emitting diode (“LED”) fixtures throughout the proposed building (resulting in lower energy usage than allowed by code);
- high efficiency, condensing-type boilers, economizers for air handling systems, high efficiency, induced draft cooling towers, energy recover at the dorm ventilation air

system, and variable flow at kitchen exhaust to lower energy consumption in the proposed building; and

- daylight and views to the exterior to provide an enhanced indoor environment, use of interior finish materials with high percentages of recycled material, low-emissivity (i.e., no off-gassing) paint and flooring systems, and inclusion of material that is procured or processed within 500 miles of the Project Site.

There are no other public policies that apply to the Project Site.

The Future Without the Proposed Project

Land Use

Project Site. In the future without the Proposed Project, it is assumed that the existing JTSA campus would continue to remain in its current state; the renovations to the existing JTSA building would be completed (i.e., upgrades to the mechanical systems, etc), but the proposed new building would not be developed. Therefore, no changes to land use would occur.

Study Area. Current land use and development trends are expected to continue in the future without the Proposed Project. Adjacent to the JTSA campus, a new 33-story-tall, approximately 250,000-gsf residential building named “The Vandewater” containing 170 DUs at 525 West 122nd Street is proposed for construction. There are no other known projects in the study area that are expected to be completed by the 2019 build year. The No Action scenario would be compatible with the surrounding uses as there would be no changes to the neighborhood.

Zoning and Public Policy

There are no changes to zoning or public policy in the study area that are expected to be implemented by 2019. The *Manhattan Community Board 9, 197-A Plan* and *OneNYC* would continue to influence development in the area.

Probable Impacts of the Proposed Project

Land Use

Project Site. With the Proposed Project, JTSA’s new eight-story, approximately 85,500-gsf library and residence hall building would be constructed. The new building’s library facility would include general collection space for approximately 49,500 volumes, areas for special collections that would house approximately 37,500 items, areas for conservation and digitization, library staff offices, an approximately 202-seat capacity auditorium including a stage and green room, a 45-seat presentation room and two additional seminar rooms, an approximately 6,400-

gsf atrium, a kitchen, a loading dock. The existing outdoor courtyard would be renovated and include a terrace and public bathrooms. The approximately 137-bed to 144-bed student residence hall would include two residence director apartments, study lounges and dining areas, kitchens, dishwashing pantries and laundry facilities. Overall, the Proposed Project would not result in any significant adverse impacts to land use on the Project Site.

Study Area. The Proposed Project would complement and reinforce the existing uses in the study area. It would be compatible with the residential and institutional uses in the study area. Overall, the Proposed Project would not result in any significant adverse impacts to land use in the study area.

Zoning and Public Policy

The Proposed Project would conform with all bulk and use requirements within the R8 zoning district. The proposed use is permitted as of right, in accordance with the existing ZLDA, and the total square footage of the proposed building would still be below the maximum allowable FAR for the development site. Therefore, the Proposed Project would not result in significant adverse impacts on zoning.

SSGPIPA. Since the Proposed Action would include DASNY bond financing, a *Smart Growth Impact Statement Assessment Form* (“*SGISAF*”) for the Proposed Project was prepared pursuant to the SSGPIPA procedures (see *SGISAF*, attached as **Appendix A**). DASNY’s Smart Growth Advisory Committee reviewed the *SGISAF* and attested that the Proposed Project, to the extent practicable, would meet the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the ten criteria of the *SSGPIPA*, article 6 of the *ECL*, is detailed in the *SGISAF*. As indicated on the *SGISAF*, the Proposed Project would be generally supportive of the *SSGPIPA*, and no further *SSGPIPA* analysis is required.

Manhattan Community Board 9, 197-A Plan. As described above, Manhattan Community Board 9 has a 197-a plan created to address the future of the area. It is a vision for future development of the area as a healthy, viable, diverse, and sustainable community. Underlying goals within the plan that would be pertinent to the Proposed Project include “building on the strong social, economic, and cultural base of the area through a sustainable agenda that would recognize, reinforce, and reinvigorate the ethnically and culturally diverse community.” JTSA is a long-standing part of the community, and the Proposed Project would reinforce and reinvigorate its presence within the community. The Proposed Project would also be consistent with the plan’s goal of “ensuring that development in the district is compatible with the existing and historic urban fabric and keeps with the neighborhood character.” The Proposed Project would not change the existing and historic urban fabric as it would enhance not displace the current site’s usage and the design of the project would be in keeping with the neighborhood character. Finally, the Proposed Project would be compatible with the 197-a plan’s goal of “providing for future growth while preserving the district’s physical and demographic character without displacement of existing residents.” The Proposed Project would not displace any

residents on the site; instead, the Proposed Project would provide a library facility and student residence hall for JTSA.

Sustainability/OneNYC. As described above, in 2015, New York City updated the city's long-term sustainability plan that applies to the city's land use, open space, brownfields, energy use and infrastructure, transportation systems, water quality and infrastructure, and air quality, as well as makes the city more resilient to projected climate change impacts. The Proposed Project would be consistent with the OneNYC Plan's goal of making New York City a growing, thriving city by fostering industry expansion and cultivation, promoting job growth, creating and preserving affordable housing, supporting the development of vibrant neighborhoods, increasing investment in job training, expanding high-speed wireless networks, and investing in infrastructure. The Proposed Project would foster an expansion of an existing institution promoting job growth in the process. The Proposed Project would also be compatible with OneNYC's goal of making New York City a "resilient city by making buildings more energy efficient, making infrastructure more adaptable and resilient, and strengthening coastal defenses." The Proposed Project would replace the former library building with a new building designed to the more stringent current energy efficiency standards.

Overall, the Proposed Project would be developed in compliance with the relevant state and local public policy initiatives that guide development within the project study area. The construction and operation of the Proposed Project would be compatible with surrounding land uses as well as permitted uses, and would be complementary to the developed character of the existing JTSA campus. Based on the discussion of the existing uses and the mix of uses currently existing and allowable under zoning, it is the finding of this analysis that the Proposed Action would be in compliance with zoning. Under the Proposed Project, no changes to current land use or zoning on the Project Site would occur. The Proposed Project would involve the construction of a new library and student residence building and would better position JTSA to serve the growing and evolving needs of its students, faculty, the community and the Jewish world at large. The Proposed Project would not result in any significant direct or indirect adverse impact on land use, zoning, or public policy within the area.

SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual*, a socioeconomic assessment should be conducted if a project may reasonable be expected to create substantial socioeconomic changes within the area affected by the project that would not occur in the absence of the project. Projects that would result in the following conditions would trigger a *CEQR/SEQRA* analysis of socioeconomic conditions:

- Direct displacement of a residential population so that the socioeconomic profile of the neighborhood would be substantially altered. Displacement of less than 500 residents would not typically be expected to affect socioeconomic conditions in a neighborhood.

- Direct displacement of more than 100 employees; or the direct displacement of a business or institution that is unusually important as follows: it has a critical social or economic role in the community, it would have unusual difficulty in relocating successfully, it is of a type or in a location that makes it the subject of other regulations or publicly adopted plans aimed at its preservation, it serves a population uniquely dependent on its services in its present location, or it is particularly important to neighborhood character.
- Introduction of substantial new development that is markedly different from existing uses, development, and activities within the neighborhood. Such a project could lead to indirect displacement. Residential development of 200 units or fewer or commercial development of 200,000 square feet or less would typically not result in significant socioeconomic impacts.
- Projects that are expected to affect conditions within a specific industry, such as a citywide regulatory change that could adversely impact the economic and operational conditions of certain type of businesses.

The Proposed Project would involve the construction and equipping of a new, approximately 85,500-gsf building of eight stories containing a library facility and a student residence hall containing up to 144 student beds. The Proposed Project would not introduce or displace any residents, nor would it displace more than 100 employees or a business or institution. No increase in enrollment would occur as a result of the Proposed Project's construction; the new facility is intended to fulfill unmet existing demand for academic facilities by the JTSA student body and faculty. The Proposed Project would be consistent with and would contribute to the existing institutional uses on the JTSA campus. Therefore, the Proposed Project does not meet the threshold for further analysis and would not result in any significant adverse impacts on socioeconomic conditions.

COMMUNITY FACILITIES AND SERVICES

The *CEQR Technical Manual* states that a community facilities assessment is appropriate if a project would have a direct effect on a community facility; or if it would have an indirect effect by introducing new populations that would overburden existing facilities. As explained below, the Proposed Project would not result in significant indirect effects on community facilities and services, such as public schools, libraries, hospitals, child-care centers, or police and fire protection.

- Schools: The *CEQR Technical Manual* specifies that if a project introduces more than 50 elementary and/or intermediate school students or 150 or more high school students who are expected to attend public schools, there may be a significant impact to educational facilities. The Proposed Project would not generate any residential units. Therefore, no further analysis is warranted.
- Libraries: The *CEQR Technical Manual* recommends an analysis of potential impacts to public libraries if a project would increase the service population by

more than 5 percent. The Proposed Project would not result in an increase to the population compared to the No Action condition, and would not generate any new residents. Therefore, further analysis is not necessary, and it is expected that there would be no significant adverse impacts to libraries.

- **Health Care Facilities:** The *CEQR Technical Manual* recommends an analysis of potential indirect impacts to public health care facilities if a project would introduce a sizeable new neighborhood. The Proposed Project would not generate any new residents. Therefore, further analysis is not necessary, and the Proposed Project would not result in significant adverse impacts to health care facilities.
- **Child-Care Facilities:** The *CEQR Technical Manual* recommends an analysis of potential impacts to publicly-funded group child-care and Head Start centers if a project would generate more than 20 eligible children under age 6 and living in low- to moderate-income residential units. As noted above, the Proposed Project would not generate any new low- or moderate-income residential units and, therefore, further analysis is not necessary.
- **Police and Fire Protection:** The *CEQR Technical Manual* recommends an analysis of potential impacts to police and fire services if a project would affect the physical operations of, or access to and from a precinct house or a station house, or if it would introduce a sizable new neighborhood. The Proposed Project would not directly affect the operations of a police or fire station, nor would it introduce a sizeable new neighborhood. Therefore, no further analysis is necessary.

As described above, the Proposed Project would involve the construction and equipping of a new, approximately 85,500-gsf building of eight stories containing a library facility and a student residence hall containing up to 144 student beds. The Proposed Project would not result in an increase in population on the Project Site or on the JTSA Campus. Therefore, the Proposed Project would not result in a significant adverse community facilities impact, and no further analysis is necessary.

OPEN SPACE

The *CEQR Technical Manual* requires an analysis of potential impacts on open space when a project would have a direct effect on open space, or when it would have an indirect effect by generating: more than 50 residents or 125 workers in an area identified as underserved for open space resources; more than 350 residents or 750 workers in an area identified as well-served; or more than 200 residents or 500 employees in an area not identified as either underserved or well-served by open space resources.

Open spaces in the vicinity of the Proposed Project include the Broadway Malls in the Broadway median, Sakura Park on Riverside Drive and West 122nd Street, Riverside Park at Riverside Drive and Morningside Park between West 110th and West 123rd Streets. The Proposed Project would not directly affect any open space resources. It would serve JTSA's

existing population; therefore, the Proposed Project would not result in a change in population that would have an indirect effect on open space. The Proposed Project would not displace any existing public open spaces, but would instead replace the former JTSA library building with a new building containing student dorms and a library facility. The new building would also include a renovated outdoor courtyard area and public bathrooms. The Proposed Project would not result in an increase to the JTSA's population, and the Project Site is located in an area that is not identified as either underserved or well-served by open space resources. Therefore, the Proposed Project would not have the potential to result in any significant adverse impacts to open space, and no further analysis is necessary.

SHADOWS

A shadows analysis is required if the project would either (a) result in new structures (or additions to existing structures including the addition of rooftop mechanical equipment) representing a net height increase of 50 feet or more or (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. Sunlight-sensitive resources as defined in the *CEQR Technical Manual* include publicly-accessible open spaces, sunlight-dependent features of historic architectural resources, and sunlight-sensitive natural resources.

Although the Proposed Project would be approximately 97 feet tall, the Proposed Project's size and configuration would not be different than the as-of-right development within existing zoning and building regulations to which it would be compared, nor would it be adjacent to a sunlight-sensitive resource. Therefore, the Proposed Project would not have the potential to cast any incremental shadows, compared with the as-of-right development, and no further analysis is necessary.

HISTORIC AND CULTURAL RESOURCES

Historic and cultural resources include both archaeological and architectural resources. The study area for archaeological resources is the Project Site itself, where disturbance from excavation and construction can be anticipated. In letters dated June 8, 2017, the New York City Landmarks Preservation Commission ("LPC") and OPRHP determined that the Project Site has no archaeological significance. Therefore, this section focuses on standing structures only (see Appendix B).

In general, potential impacts to architectural resources can include both direct, physical impacts and indirect, contextual impacts. Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. A resource could also be damaged from vibration (i.e., from construction blasting or pile driving), and additional damage from adjacent construction could occur from falling objects, subsidence, collapse, or damage from construction machinery. Adjacent construction is defined as any construction activity that would occur within 90 feet of an architectural resource, as defined in the New York City Department of Buildings ("NYCDOB") *Technical Policy and Procedure Notice* ("TPPN")

#10/88.¹ Contextual impacts can include the isolation of a property from its surrounding environment, or the introduction of visual, audible, or atmospheric elements that are out of character with a property or that alter its setting. Therefore, to assess the potential for both physical and contextual effects, the architectural resources study area is defined as the area within 400 feet of the Project Site, consistent with *CEQR Technical Manual* methodology (see **Figure 5**). Architectural resources include properties that are National Historic Landmarks (“NHLs”), properties listed on the State/National Registers of Historic Places (“S/NR”) or that have been determined eligible for listing (S/NR-eligible), and properties that have been designated as New York City Landmarks (“NYCLs”), determined NYCL-eligible, or calendared for NYCL designation.

Existing Conditions

Project Site

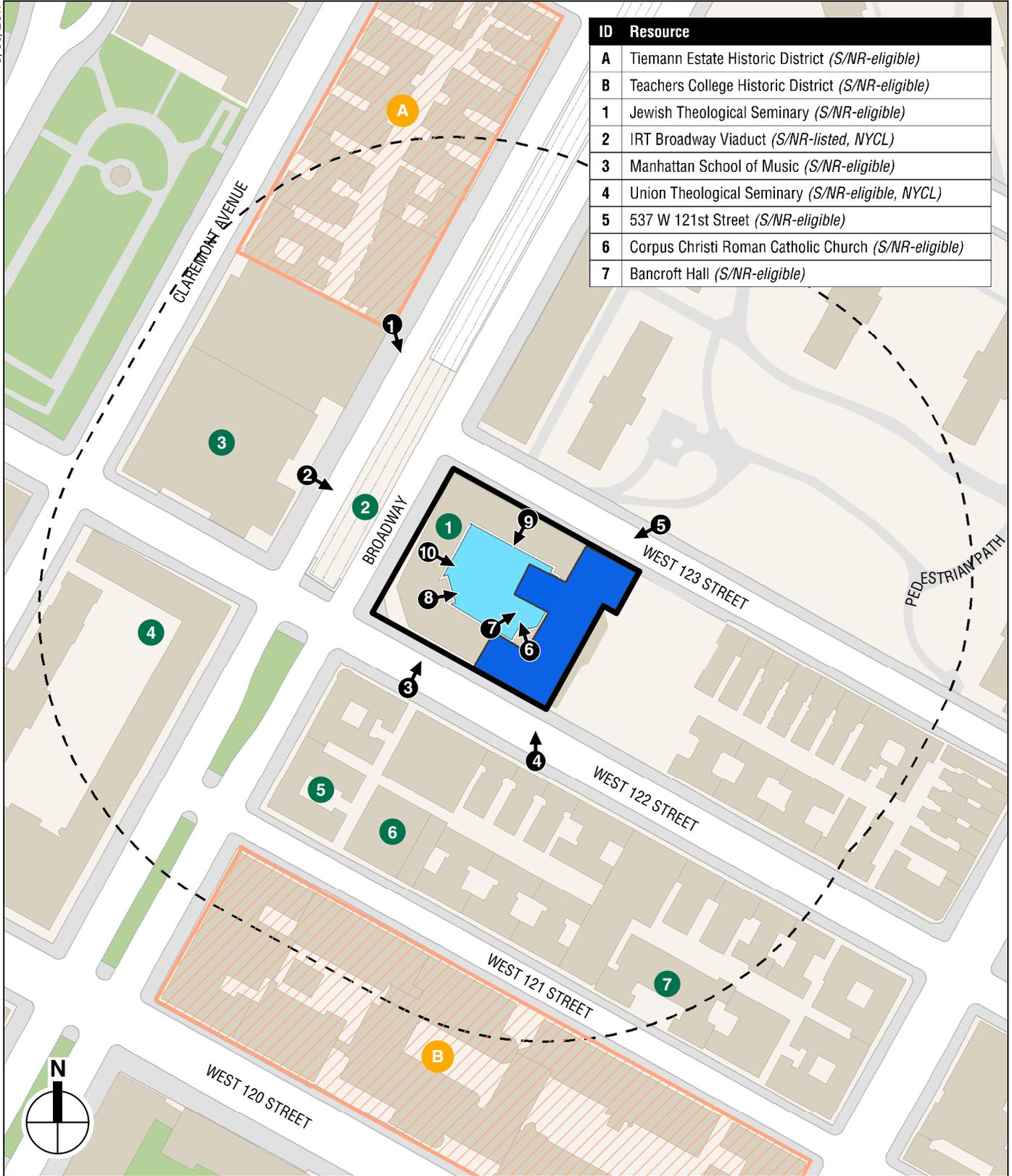
The Jewish Theological Seminary (S/NR-eligible) is located on the east side of Broadway between West 122nd and 123rd Streets. The building was built in 1928-1930 and designed by Gehron, Ross & Alley with David Levy. The brick neo-Georgian building features a tall corner tower at its West 122nd Street corner that serves as the northern visual anchor of Morningside Height’s collection of educational institutions. The seminary traces its roots to the establishment of the Jewish Theological Seminary Association on West 19th Street in 1886, during a time when traditional Orthodox beliefs were being challenged both by the Reform movement and a secular Judaism. It was the last major institutional complex begun on Morningside Heights before the Great Depression. See **Figures 6 through 10** for current site condition photographs.

Study Area

As described below and mapped on **Figure 5**, there are eight architectural resources located within the study area.

The **IRT Broadway Line Viaduct** (S/NR-listed, NYCL) is a railroad viaduct carrying the No. 1 subway line. It spans above Broadway on the west side of Manhattan between West 122nd Street to West 135th Street. Completed between 1902 and 1904, the IRT Broadway Line Viaduct is comprised of three different types of structures. A masonry approach, constructed of rough-faced granite piers with brick infill and a stone guardrail, spans from West 122nd Street to LaSalle Street and from West 133rd Street to West 135th Street. A standard steel viaduct structure with steel towers and plate girders extends from LaSalle Street to south of West 125th Street and from north of West 125th Street to West 133rd Street. A steel double-hinged parabolic braced arch spans West 125th Street and supports the station structure.

¹ *TPPN #10/88* was issued by NYCDOB on June 6, 1988, to supplement Building Code regulations with regard to historic structures. *TPPN #10/88* outlines procedures for the avoidance of damage to historic structures that are listed on the S/NR or NYCLs resulting from adjacent construction, defined as construction within a lateral distance of 90 feet from the historic resource.



| ID | Resource |
|----|--|
| A | Tiemann Estate Historic District (S/NR-eligible) |
| B | Teachers College Historic District (S/NR-eligible) |
| 1 | Jewish Theological Seminary (S/NR-eligible) |
| 2 | IRT Broadway Viaduct (S/NR-listed, NYCL) |
| 3 | Manhattan School of Music (S/NR-eligible) |
| 4 | Union Theological Seminary (S/NR-eligible, NYCL) |
| 5 | 537 W 121st Street (S/NR-eligible) |
| 6 | Corpus Christi Roman Catholic Church (S/NR-eligible) |
| 7 | Bancroft Hall (S/NR-eligible) |

- JTSA Campus Boundary
- Study Area (400-foot perimeter)
- Proposed New Building
- Courtyard Renovations/New Atrium
- Historic Resources
- Historic Districts
- Photograph View Direction and Reference Number





Existing Jewish Theological Seminary of America (JTSA) building located at 3080 Broadway (Block 1977, Lot 1) as seen from Broadway looking southeast

1



JTSA building west facade seen from Broadway near West 122nd Street looking east

2



JTSA building south facade seen from West 122nd Street looking north 3



View of existing JTSA building from West 122nd Street looking northwest 4



JTSA building as seen from West 123rd Street looking southwest 5



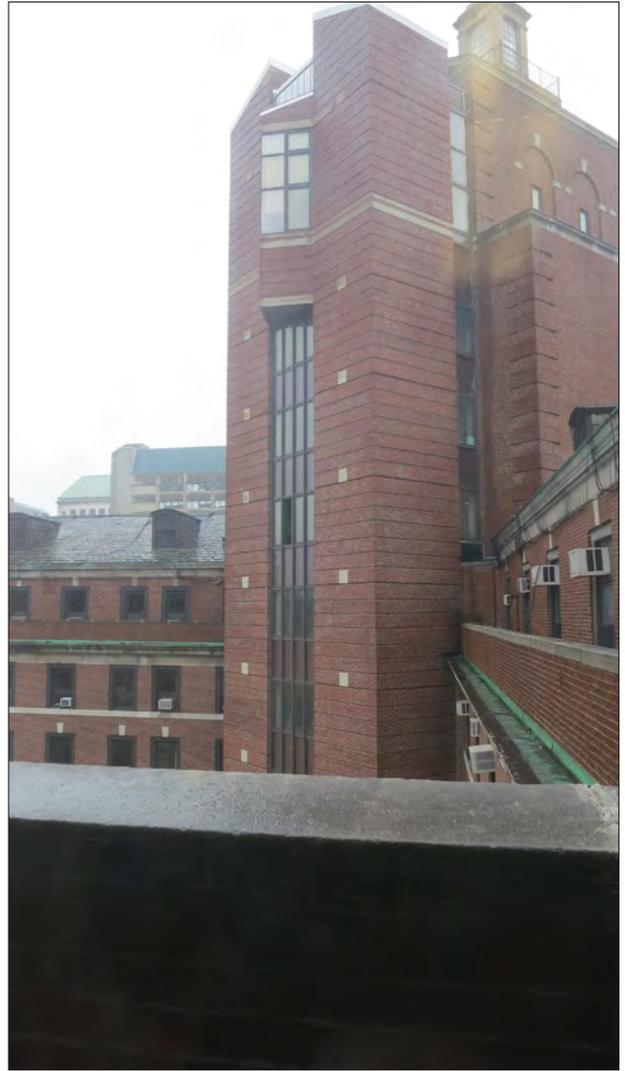
View from proposed project site toward existing courtyard and mechanical equipment 6



View from proposed project site toward north wing of existing building 7



View from JTSA tower north toward existing north wing and the proposed project site 8



View from sixth floor of the north wing south toward the tower and south wing

9



View from the tenth floor of the tower toward the south wing and proposed project site

10

The **Manhattan School of Music**, (S/NR-eligible) located on West 122nd Street between Claremont Avenue and Broadway, consists of four buildings, two of which are non-contributing due to age. The main building at 120 Claremont Avenue, constructed in 1910, was designed in the Neo-Renaissance-style by Donn Barber. The limestone-clad building features violins, sheet music, trombones, and bagpipes carved into the spandrel panels at the third floor. An addition was built between 1930-31 and designed by Shreve, Lamb & Harmon, the architects of the Empire State Building. The addition is seven stories on Claremont Avenue and clad in limestone with a rusticated base and three elongated arched entryways. The campus was expended and altered in 1969-70 and in 2001.

Union Theological Seminary (S/NR-listed, NYCL) occupies two full blocks bounded West 122nd and West 120th, Broadway and Claremont Avenue. The eight connected buildings were designed in the Collegiate Gothic style by Allen & Collens and constructed between 1908 and 1910. The buildings are constructed out of ashlar flatrock with ashlar limestone trim. Two taller square towers extend at the southeast corner and in the middle of the Claremont Avenue façade. The base of each tower is visually supported by stepped buttresses. The buildings open to a central quadrangle.

The seven-story brick and stone building at **537 West 121st Street** (S/NR-eligible) was built circa 1905. The Beaux-Arts style building has a one-story rusticated limestone base; a projecting entry portico on West 121st Street; extensive stone bands, lintels with keystones, and Gibbs surrounds; and a projecting metal cornice supported by brackets.

The **Corpus Christi Roman Catholic Church** (S/NR-eligible) located at 533 West 121st Street was designed by Wilfred E. Anthony in the Georgian Revival style and built in 1935. The three-bay-wide stone façade has a classical temple front and is topped with a bell tower with a copper roof. On the east side of the church is an attached rectory building designed by Thomas Dunn & Frederick E. Gilson and built in 1930.

Located at 509 West 121st Street, **Bancroft Hall** (S/NR-eligible) was built by William Davidson for Seth Low Realty between 1910 and 1911 and was designed by architect Emery Roth. The eight-story building combines elements of the classical, arts and crafts, and English Tudor Gothic styles. It is clad in buff-colored brick and set on a one-half-story granite and limestone base. An arcaded entry courtyard separates the two wings, which are capped by tapestry patterned brick gables with gabled cornices. The façade is ornamented with copper bays and brick and terra cotta tapestry patterns.

The **Tiemann Estate Historic District** (S/NR-eligible) is roughly bounded by Riverside Drive to the west, Tiemann Place to the north, Broadway to the east, and Riverside Park to the south. It includes approximately 47 residential buildings developed in conjunction with the Broadway IRT subway line which opened in 1904. The neighborhood was home to local and national figures and contains buildings designed by many of the city's leading apartment designers of the time. Five buildings within the historic district are located within the study area.

Teachers College Historic District (S/NR-eligible) occupies a full block bounded by Amsterdam Avenue, Broadway, and West 120th and 121st Streets. It was the first educational institution to move to Morningside Heights. The college progressively constructed a campus on the full block, commencing with the mid-block construction of its original buildings—the Main Hall in 1892 and followed by Macy Hall in 1894—designed in the High-Victorian Gothic style by William A. Potter. Whittier Hall was designed by Bruce Price in 1901, and was the first dormitory built in Morningside Heights. It is an 11-story red brick building set on a 2-story limestone base, designed in the Tudor Gothic style. It is crowned by brick gables, and the structure is adorned with elaborate limestone ornament including beltcourses, quoins, turrets, and finials. The library and other campus buildings on West 121st Street are of a similar architectural character, though built in the early- to mid-20th century. There is one non-contributing building on the block: Thorndike Hall, an 11-story cast stone/concrete-clad building designed by Hugh Stubbins & Associates and built in 1969-1973. Three historic district buildings are located within the study area, including Thorndike Hall, Macy Hall, and Horace Mann Hall.

The Future without the Proposed Project

Project Site

In the future without the Proposed Project, it is assumed that the existing JTSA campus would continue to remain in its current state and the proposed new building would not be developed.

Study Area

A new 33-story-tall residential building named “The Vandewater” is under construction at 525 West 122nd Street, within 90 feet of the JTSA building. However, provisions of the 2014 *New York City Building Code* provide some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. While these regulations serve to protect all structures adjacent to construction areas, they do not afford special consideration for historic structures.

It is possible that some architectural resources in the study area could deteriorate, while others could be restored. Historic resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection under Section 106 of the *National Historic Preservation Act* (“NHPA”) from the effects of projects sponsored, assisted, or approved by federal agencies. Although preservation is not mandated, federal agencies must attempt to avoid adverse effects on such resources through a notice, review, and consultation process. Properties listed on the S/NR are similarly protected against effects resulting from projects sponsored, assisted, or approved by State agencies under the *New York State Historic Preservation Act of 1980* (“SHPA”), specifically the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law* (“PRHPL”). However, private owners of properties

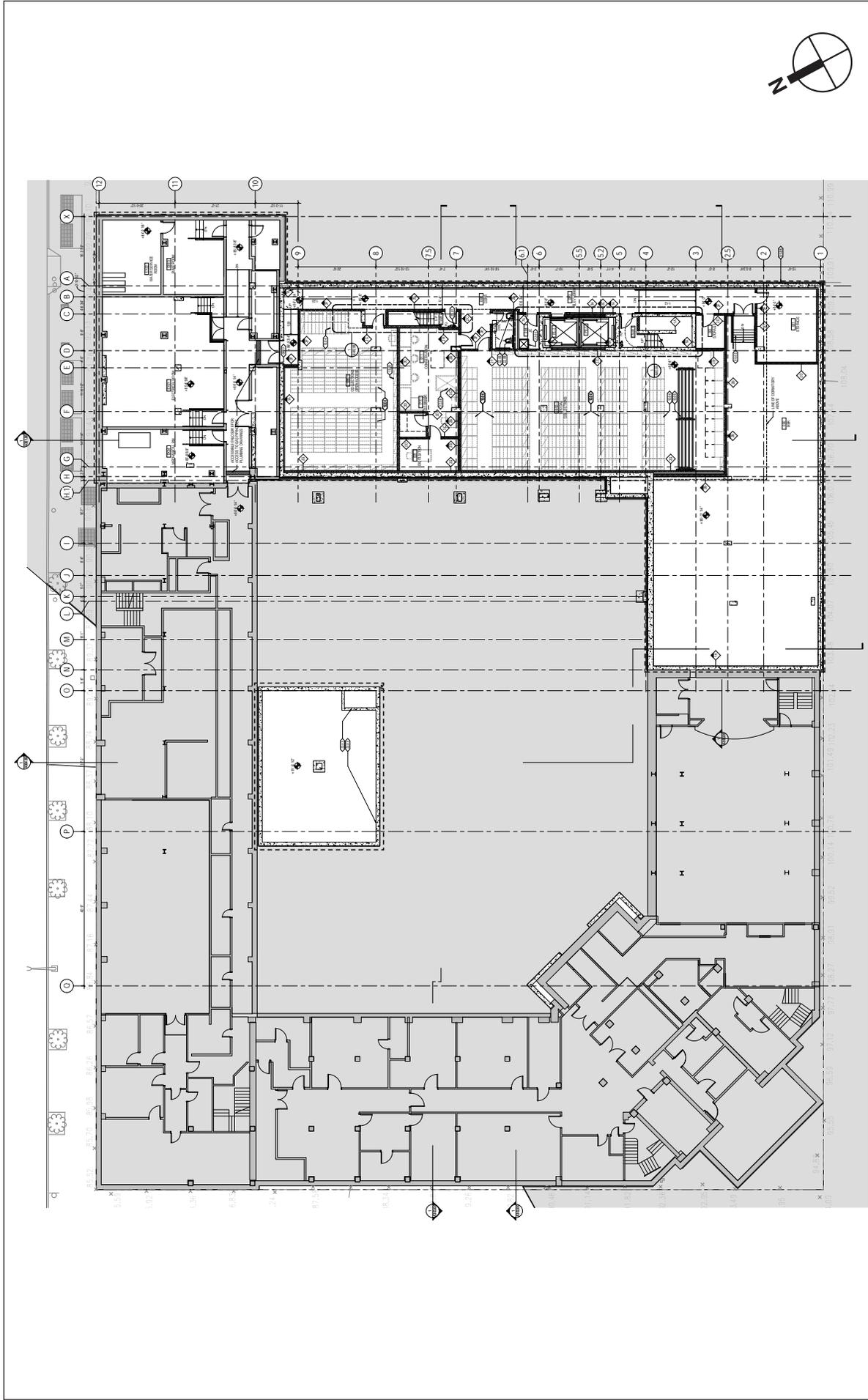
eligible for, or even listed on, the S/NR using private funds can alter or demolish their properties without such a review process. Privately-owned properties that are NYCLs, within New York City Historic Districts, or pending designation as NYCLs, are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition permits can be issued, regardless of whether the project is publicly or privately funded. Publicly-owned resources are also subject to review by LPC before the start of a project. However, LPC's role in projects sponsored by other City or State agencies generally is advisory only.

Probable Impacts of the Proposed Project

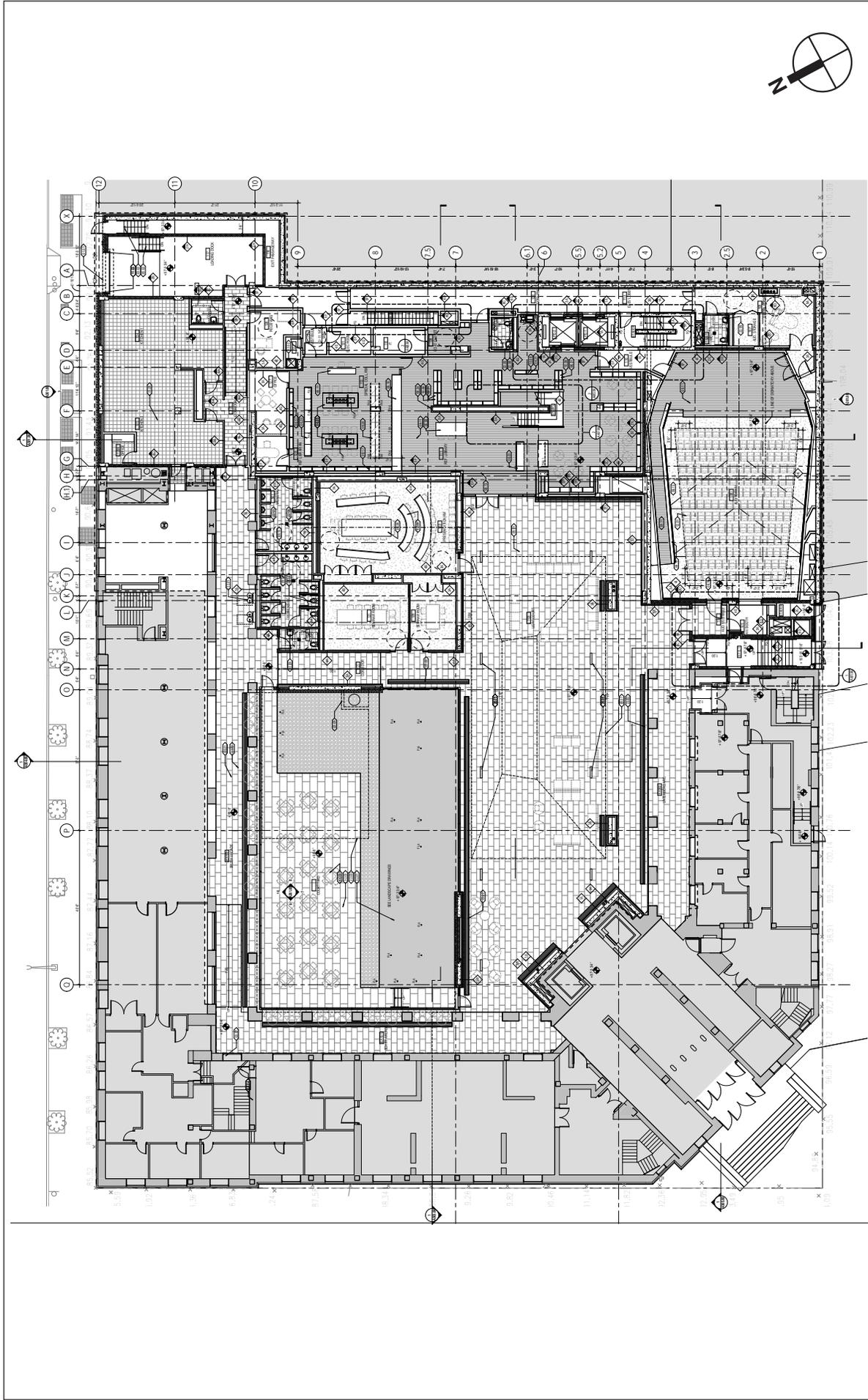
Project Site

The proposed new building would be located directly adjacent to the S/NR-eligible JTSA building. As the proposed building would be located adjacent to and would connect with the S/NR-eligible JTSA building, a Construction Protection Plan ("CPP") would be prepared that describes the measures that would be implemented to protect this historic structure from inadvertent construction-related damage including ground-borne vibration, falling debris, and accidental damage from heavy machinery. The CPP would be developed in consultation with LPC and OPRHP and implemented by a professional engineer before any building excavation or construction activities would take place. The CPP would follow the guidelines set forth in Section 523 of the *CEQR Technical Manual*, including conforming to *New York City Landmarks Preservation Commission Guidelines for Construction Adjacent to a Historic Landmark* and *Protection Programs for Landmark Buildings*. The CPP would also comply with the procedures set forth in NYCDOB's *TPPN #10/88*.

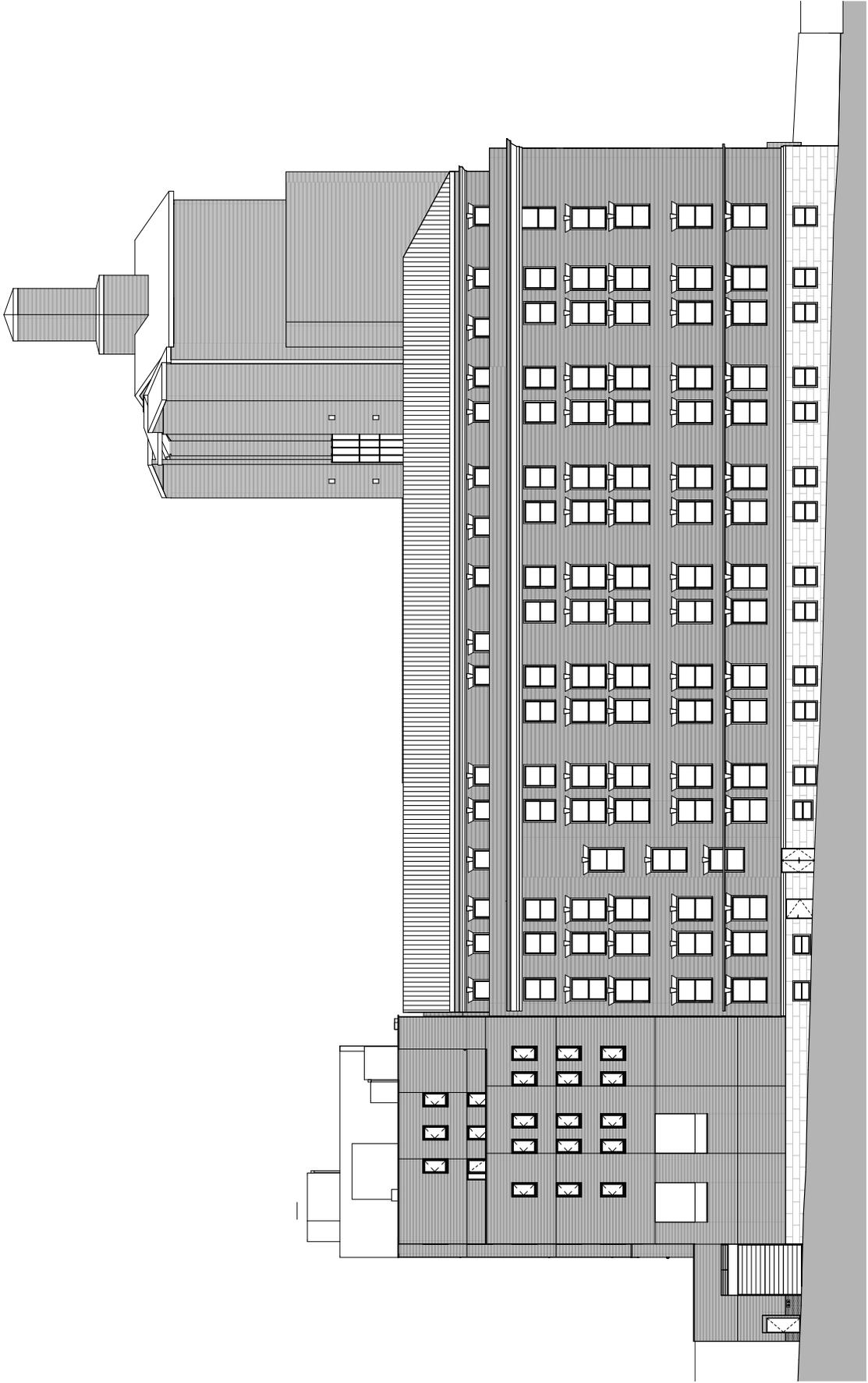
The proposed building would be an eight-story brick building with bluestone copings (see **Figures 11** through **18**). Along West 122nd Street, the building would have a one-story base with glass and aluminum entrances at the eastern and western ends of the building. The primary entrance would be at the eastern end of the building and would be set back in the base at an angle. The eight-story tower would be set back from the base with punched single casement window openings. Along West 123rd Street, the proposed building would rise six floors before a setback, would have single and paired casement window openings, and three large punched window openings on the second floor. A portion of the courtyard of the existing JTSA building would be enclosed to create a two-story atrium space, seminar room, and restrooms. As seen in the illustrative rendering on **Figure 14**, the arcade along the perimeter of the courtyard would be retained and visible except for a small portion at the northeast end of the arcade which would be partially blocked to create the new restrooms. The proposed building would connect to the existing JTSA building on the south wing at an existing, non-historic stairwell space at the eastern end of the south wing. At the north wing, the proposed building would connect to an existing concrete-block mechanical space level with no significant architectural features at the eastern end of the cellar. On the first floor, an existing doorway at the east end of the arcade would act as the connection to the proposed building. A new opening would be cut on the second floor at the southeast corner of the north wing. This space would consist of an existing



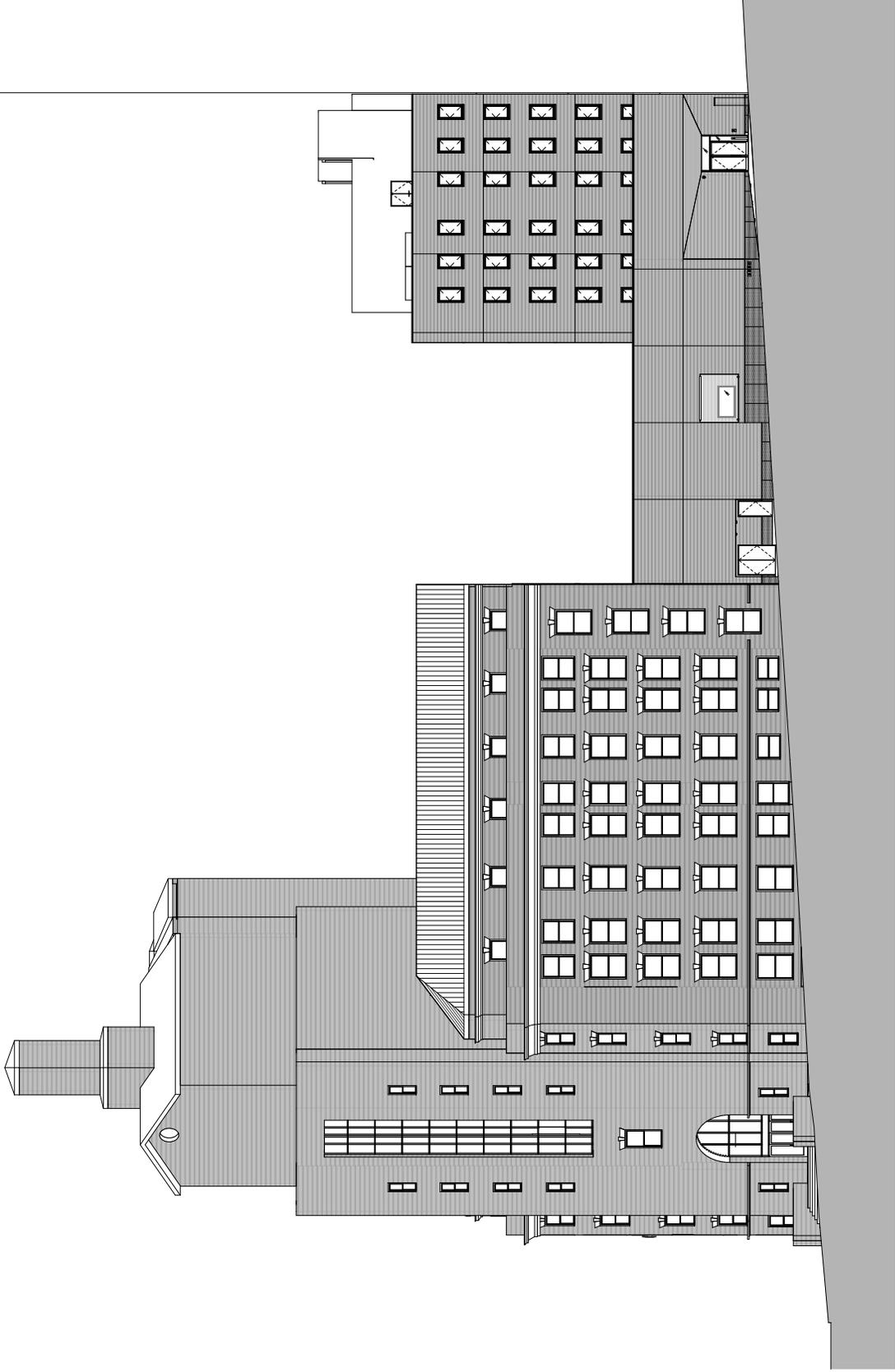
Proposed Cellar Plan
Figure 12



Proposed First Floor Plan
Figure 13



North (West 123rd Street) Elevation of
Existing
and Proposed Building
Figure 14



South (West 122nd Street) Elevation of Existing and Proposed Building **Figure 15**



Proposed Addition Along West 122nd Street
Illustrative Rendering **Figure 17**



Proposed Atrium
Illustrative Rendering
Figure 18

hallway with a mix of original and replacement doors, a modern, drop-acoustic tile ceiling and a mix of flooring materials. The new doorway would be installed on a currently blank wall within the existing hallway, and no interior details within the hallway would be replaced or altered as a result.

Study Area

There are no architectural resources within 90 feet of the Project Site in the study area; therefore, no other architectural resources are expected to be directly affected by construction of the proposed building. The proposed building also would not result in any significant adverse indirect impacts to architectural resources in the study area. At eight stories, the new building would be similar in height to other buildings in the study area, including other architectural resources. The proposed building would be clad in brick with punched window openings and stone copings that are comparable, and relate to, the design and material of other architectural resources in the study area, with the design also differentiating the new building from the adjacent historic JTSA building. The proposed building would not block views to the primary facades of the JTSA building or other architectural resources. The new building would house a library and student housing, which would be in keeping with the institutional uses of other architectural resources in the study area, including Teachers College and Union Theological Seminary. Therefore, with implementation of the CPP and consultation with LPC and OPRHP with respect to the proposed design as appropriate, the Proposed Project would not result in any significant adverse impacts to architectural resources.

URBAN DESIGN AND VISUAL RESOURCES

Urban design is defined as the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open spaces, natural resources, and wind. 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 level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as of right" or in the future without the Proposed Project. The Proposed Project would comply with existing zoning; therefore, no further analysis is warranted, and the Proposed Project would therefore not result in significant adverse impacts to urban design and visual resources.

NATURAL RESOURCES

A natural resources assessment is conducted when a natural resource is present on or near a development site and the Proposed Project may involve the direct or indirect disturbance of that resource. The *CEQR Technical Manual* defines natural resources as water resources, including surface water bodies and groundwater; wetlands, including freshwater and tidal wetlands; terrestrial resources, such as grasslands and thickets; shoreline resources, such as

beaches, dunes, and bluffs; gardens and other ornamental landscaping; and natural resources that may be associated with built resources, such as old piers and other waterfront structures.

The Project Site is partially developed with the existing 6-story JTSA building (with a 10-story tower) and outdoor courtyard. The adjacent, former JTSA library building that was demolished in early 2017 would be replaced by the new 8-story JTSA building containing a library facility and residence hall. As such, natural resources within the Project Site are limited to the few urban-adapted species of wildlife that utilize building exteriors as habitat and are ubiquitous throughout New York City. Specifically, these include house sparrows (*Passer domesticus*), rock pigeons (*Columba livia*), European starlings (*Sturnus vulgaris*), Norway rats (*Rattus novvegicus*), and Grey Squirrels (*Sciurus Carolinensis*).

Correspondence from New York Natural Heritage Program (“NYNHP”), dated May 10, 2017 (see Appendix C) indicates that a peregrine falcon (*Falco peregrinus*) has nested within 0.2 mile of the Project Site. The peregrine falcon is listed as an endangered species in New York and is protected by ECL Section 11-0535 and by 6 N.Y.C.R.R. Part 182. Peregrine falcons experienced a rapid decline in their populations during the period of popular use of DDT on crops between 1950 and 1970. Populations have recovered somewhat due to pesticide bans and captive breeding efforts, but they are still considered endangered in New York State. Peregrines prefer to breed in open landscapes typically nesting on high ledges of rocky cliffs or man-made structures such as bridges or tall buildings. Peregrines can be sensitive to disturbance throughout the entire nesting season, which in New York occurs from March through July.

Peregrine falcons preferred prey is smaller birds, such as rock pigeons. In migration and winter, peregrines can be found in nearly any open habitat, but with a greater likelihood along barrier islands, mudflats, coastlines, lake edges, and mountain chains. Because peregrine falcons have been documented in the area, the project site may be used infrequently by foraging/feeding falcons, but no nesting habitat (high ledges, cliffs, tall buildings) occurs onsite. However, peregrine falcons are not known to frequent the Project Site.

Construction work on rooftops, demolition of tall structures, or work that generates loud noises over ambient noise conditions may affect nesting falcons. However, communication with Barbara Saunders of the New York State Department of Environmental Conservation (“NYSDEC”) Region 2 Endangered Species Program confirms that there are no nesting falcons at the Project Site (3080 Broadway), and that the nearest nesting falcons would not be affected by demolition and construction activities on the Project Site.¹

Peregrine falcons have become increasingly common in urban areas since the 1980s and presently nest in several locations throughout the New York metropolitan area, where the species nests on bridges, high-rise buildings, and other tall artificial structures. Peregrine falcons nest

¹ Email Communication from B. Saunders dated May 11, 2017.

amidst the high levels of noise and human activity associated with urban environments, thus demonstrating a high tolerance of disturbance and an ability to exploit resources in human-dominated landscapes (Cade et al. 1996, White et al. 2002).^{1,2} Therefore, noise impacts from typical building construction activities are unlikely to be significantly adverse.

The Project Site consists of the existing 6-story JTSA building (plus 10-story tower) and the adjacent area under development where the recently demolished former JTSA library was located, on which the new 8-story structure would be built. Street trees (primarily ginko [*Ginkgo biloba*]) are located along the periphery of the Project Site. All trees are substantially lower in height (20-25 feet) than the existing building so offer suboptimal perching opportunities. If any street trees require removal during construction, an application will be filed with Parks Forestry Department. After construction of the Proposed Project, the building will not present a detrimental impact to potentially present falcons, but will be another component of the urban environment of New York City. Hunting opportunities for peregrine falcons would remain the same in the future with the Proposed Project.

The Proposed Project would not have the potential to result in significant adverse impacts to the urban-tolerant wildlife species using the Project Site. While individual wildlife may be adversely affected should suitable habitat not be available nearby, the loss of some individuals would not adversely affect populations of these wide-spread urban-tolerant species within the metropolitan region. Overall, the Proposed Project would not result in any significant adverse impacts to natural resources within or near the project site, and no further analysis is required.

HAZARDOUS MATERIALS

This section presents the findings of the hazardous materials assessment and identifies potential areas of concern that could pose a hazard to workers or the community during or following construction of the Proposed Project. This assessment is based on a March 2017 *Phase I Environmental Site Assessment* (“ESA”) prepared by LCS Inc. The Phase I ESA included the findings of a reconnaissance of the Project Site, an evaluation of readily available historical information, selected environmental databases, and electronic records in accordance with American Society for Testing and Materials (“ASTM”) E1527-13.

The approximately 1.7-acre Project Site includes the existing 6-story (plus 10-story tower), approximately 127,711-gsf seminary building, constructed in 1928 (later building additions including the former JTSA library building have since been demolished) and the vacant land under development to the east. Prior to construction of this building, the Project Site was mostly undeveloped, but contained a few small outbuildings.

¹ Cade, T.J., M. Martell, P. Redig, G. Septon, and H. Tordoff. 1996. Peregrine falcons in urban North America. In: D.M. Bird, D. Varland, and J. Negro (eds.) *Raptors in human landscapes: adaptations to built and cultivated environments*. Academic Press, San Diego, CA.

² White, C.M., N.J. Clum, T.J. Cade, and W.G. Hunt. 2002. Peregrine Falcon (*Falco peregrinus*). In: A. Poole and F. Gill (eds.) *The Birds of North America*, No. 660. The Birds of North America, Inc., Philadelphia, PA.

The Phase I ESA report identified Recognized Environmental Conditions (“REC”), defined in ASTM E1527-13 as “*the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property*”, specifically:

- Review of records and reconnaissance of the Project Site identified that there are two, 15,000-gallon, No. 2 fuel oil underground storage tanks (“USTs”) closed in place on the Project Site to the north of the structure; closure documentation was not provided, but regulatory database records indicate they were installed in 1983, possibly replacing earlier tanks (oil burner applications were issued to an address consistent with the building’s in 1946, 1961, and 1970). According to the Project Sponsor, these tanks were recently removed from the ground (and disposed of off-site) in accordance with NYSDEC requirements. Approval of the closure by NYSDEC is pending.
- An automotive repair garage with gasoline USTs was historically located south adjacent.

In addition, the ESA identified non-REC issues including:

- The Project Site has a closed-status petroleum spill (i.e., addressed to the satisfaction of the NYSDEC). Spill No. 0012287 in 2001 involved the failure of a tightness test. The vent line and fill line were replaced, and the former fill line was plugged. The tank then passed a tightness test.
- The Project Site has a temporary, 3,500-gallon, heating oil aboveground storage tank (“AST”) and associated boiler along West 123rd Street within an encasement/trailer with no concerns identified.
- The Project Site has a 330-gallon diesel AST and a 3,000-gallon diesel AST for on-site emergency generators. No concerns were identified for these ASTs.
- Suspect asbestos-containing materials (“ACM”) were noted in the building including ceiling and floor tiles, drywall, plaster and roofing materials. Asbestos abatement activities were ongoing in the basement at the time of the Phase I ESA inspection.
- Items potentially containing polychlorinated biphenyls (“PCBs”) materials were noted; fluorescent light fixtures and elevator components.
- Regulatory databases indicated nearby sites at the intersections of West 122nd Street and Broadway and West 123rd Street and Broadway and 3041 Broadway were as closed-status Spill sites.

Although not a part of the Phase I ESA, given the age of the building lead-based paint (“LBP”) might be present.

The Proposed Project would result in the construction of a new building requiring excavation for the below grade level and soil disturbance for foundations, utilities, landscaping,

etc. Although this could increase pathways for human exposure, impacts would be avoided by performing the following:

- An environmental Construction Health and Safety Plan [“CHASP”]) would be prepared and implemented during the subsurface disturbance associated with the Proposed Project. It would address requirements for soil management (including stockpiling and off-site disposal of excess soil/fill material in accordance with applicable NYSDEC requirements), dust control, and contingency measures should unforeseen petroleum tanks or soil contamination be encountered.
- Applicable regulatory requirements would be followed, e.g., removing asbestos-containing materials from the existing structure prior to demolition; properly managing lead-based paint during demolition; properly disposing of any excess soil/fill material; removal/closure of known and any unexpectedly encountered petroleum storage tanks (including dispensers, piping, and fill-ports) in accordance with NYSDEC requirements, including those related to petroleum spill reporting and registering tanks; and following New York City Department of Environmental Protection (“NYCDEP”) requirements should dewatering be required.

With these measures, the Proposed Project would not result in any significant adverse impacts related to hazardous materials.

WATER AND SEWER INFRASTRUCTURE

A *CEQR Technical Manual* water and sewer infrastructure assessment analyzes whether a project may adversely affect the city’s water distribution or sewer system and, if so, assess the effects of such projects to determine whether their impact is significant, and present potential mitigation strategies and alternatives. According to the *CEQR Technical Manual*, only projects that increase density or change drainage conditions on a large site require a water and sewer infrastructure analysis.

A water supply assessment would be required for projects with an exceptionally large demand for water (over 1 million gallons per day) or for projects located in an area that experiences low water pressure (such as Coney Island and the Rockaway Peninsula). In addition, a wastewater and storm water conveyance and treatment analysis would be necessary if the project:

- Is located in a combined sewer area and would result in over 1,000 residential units or 250,000 sf of commercial/institutional use in Manhattan, or 400 residential units or 150,000 sf of commercial/institutional use in all other boroughs;

- Is located in a separately sewered area and would exceed: 25 residential units or 50,000 sf of commercial/institutional use in R1, R2, or R3 districts; 50 residential units or 100,000 sf of commercial/institutional use in R4 or R5 districts; 100 residential units or 100,000 sf of commercial/institutional use in all other zoning districts;
- Is located in an area that is partially sewered or currently unsewered;
- Involves development on a site 5 acres or larger where the amount of impervious surface would increase;
- Would involve development on a site 1 acre or larger where the amount of impervious surface would increase and is located in the Jamaica Bay watershed or specific drainage areas (Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchison River, Newtown Creek, Westchester Creek); or
- Would involve construction of a new storm water outfall that requires federal and/or state permits.

The Proposed Project would not generate over 1 million gallons per day (gpd) of water consumption, the threshold set forth in the *CEQR Technical Manual*. It would generate approximately 22,500 gallons/day of water consumption. In addition, the Project Site is located in a combined sewer area; would result in less than 250,000 sf of institutional use in Manhattan; does not involve development on a site 1 acre or larger where the amount of impervious surface would increase and is located in specific drainage areas; and would not involve the construction of a new storm water outfall. Therefore, the Proposed Project would not result in any significant adverse impacts of on water and sewer infrastructure, and no further analysis is necessary.

SOLID WASTE AND SANITATION SERVICES

A solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the city's Solid Waste Management Plan ("SWMP" or "Plan") or with state policy related to the city's integrated solid waste management system. The city's solid waste system includes waste minimization at the point of generation, collection, treatment, recycling, composting, transfer, processing, energy recovery, and disposal. As the Proposed Project would not result in any additional student, staff, faculty, or visitor populations, it is not expected to generate a substantial amount of solid waste as defined in the *CEQR Technical Manual*. Therefore, the Proposed Project would not affect the city's capacity to handle solid waste, and no further analysis is required.

ENERGY

As described in the *CEQR Technical Manual*, all new structures requiring heating and cooling are subject to the New York City Energy Conservation Code. Therefore, the need for a detailed assessment of energy impacts would be limited to projects that may significantly affect

the transmission or generation of energy. However, a project's operational energy consumption is often calculated. It is expected that the Proposed Project, when operational, would consume approximately 21,434,850 million British Thermal Units ("MBtu") per year.¹ This would not be considered a significant demand for energy. Therefore, the Proposed Project would not result in significant adverse impacts to the consumption or supply of energy.

TRANSPORTATION

The Proposed Project would not result in a change from the existing population. Therefore, the Proposed Project would not generate more than the *CEQR Technical Manual* thresholds requiring further analysis of 50 vehicle trips or 200 pedestrian or transit trips. A transportation analysis is not warranted, and the Proposed Project would not result in any significant adverse transportation (traffic, parking, transit, or pedestrian) impacts.

AIR QUALITY

The Proposed Project would not generate a significant number of vehicle trips and would not exceed the *CEQR Technical Manual* thresholds for conducting a mobile source intersection analysis. Therefore, a mobile source analysis is not required.

The Proposed Project would result in a new building. The proposed building would be taller in height (8 stories) than adjacent buildings. Potential air quality impacts would be minimized by using gas-fired boilers that would be located on the roof the proposed building. Based on the proposed heating and hot water system design, the potential significant adverse air quality impacts would not be anticipated with the Proposed Project.

GREENHOUSE GAS EMISSIONS

Increased greenhouse gas ("GHG") emissions are changing the global climate, which is predicted to lead to wide-ranging effects on the environment, including rising sea levels, increases in temperature, and changes in precipitation levels. According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects with the greatest potential to produce GHG emissions that may result in inconsistencies with the city's GHG reduction goal to a degree considered significant (generally larger projects resulting in the development of 350,000 square feet or greater undergoing an Environmental Impact Statement ["EIS"], or for projects on a case-by-case basis to determine its consistency with the city's GHG reduction goals) and, correspondingly, have the greatest potential to reduce those emissions through the adoption of project measures and conditions. In addition, actions that fundamentally change the city's waste management system, such as city capital projects, power generation projects, and promulgation

¹ Based on the energy usage rate for institutional buildings (250.7 MBtu/sf) from Table 15-1 "Average Annual Whole-Building Energy Use in New York City." The City of New York, Mayor's Office of Environmental Coordination, *CEQR Technical Manual*, April 2016.

of regulations, may also need to be analyzed. The Proposed Project would not result in an increase in enrollment. The Proposed Project is not a city capital project, would not introduce new power generation, would not change the city's waste management system, and would not affect regulations. Therefore, GHG emissions analysis and assessment of consistency with the city's GHG emission reduction goal are not required and no further analysis is necessary.

NOISE

The Proposed Project would not generate or reroute vehicular traffic and would therefore not have the potential to result in significant increases in noise levels associated with vehicular traffic. The Proposed Project would not introduce any new or additional noise receptors as defined in Section 124 of Chapter 19, "Noise," of the *CEQR Technical Manual*, although the building would be constructed using standard facade construction techniques including insulated glass windows, and would be required by the NYCDOB Mechanical Code to provide outside air. Furthermore, the building's mechanical system (i.e., heating, ventilation, and air conditioning systems) would be required to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code and the New York City Department of Buildings Code as enforced by the NYCDEP and NYCDOB, respectively). Compliance with these regulations, which are more stringent than the CEQR noise impact criteria, would ensure that the building mechanical systems would not have the potential to result in a significant increase in noise levels (i.e., a 3 to 5 dBA noise level increase) at any nearby noise receptors. Consequently, the Proposed Project would not have the potential to result in any significant adverse noise impacts as a result of noise exposure to newly introduced receptors or increases in noise at existing receptors.

PUBLIC HEALTH

According to the *CEQR Technical Manual*, public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Detailed public health analysis is warranted for projects with identified unmitigated adverse impacts in air quality, water quality, hazardous materials, or noise. The Proposed Project is not expected to result in any significant adverse impacts to air quality, water quality, hazardous materials, or noise. No exceedances of federal, state, or city standards would occur as a result of the Proposed Project. Therefore, the Proposed Project would not result in any significant adverse impacts to public health, and no further analysis is warranted.

NEIGHBORHOOD CHARACTER

As defined in the *CEQR Technical Manual*, neighborhood character is considered to be an amalgam of the various elements that define a neighborhood's distinct personality. These elements may include a neighborhood's land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and/or noise. Not

all of these elements affect neighborhood character in all cases; a neighborhood usually draws its distinctive character from a few defining elements. An assessment of neighborhood character is generally needed when a Proposed Project has the potential to result in significant adverse impacts in any of the technical areas listed above, or when the project may have moderate effects on several of the elements that define a neighborhood's character.

As described above, the Proposed Project would involve the construction and equipping of a new, approximately 85,500-gsf building of eight stories containing a library facility and a student residence hall containing up to 144 student beds. In addition, renovations and upgrades would be made to the approximately 127,711-gsf existing JTSA building. These changes to the Project Site would not result in any significant adverse impacts to neighborhood character. The character of the neighborhood is defined by mid- and high-rise educational buildings, as well as by other institutional uses on the surrounding blocks. While the Proposed Project would result in a new building, the overall bulk of the building would comply with existing zoning, and would be similar in scale to other buildings on the project block. Further, the Proposed Project would not result in any adverse impacts to the neighborhood's land uses, socioeconomic conditions, open space, urban design, visual resources, shadows, transportation, or noise.

Overall, the Proposed Project would result in the construction of a new building in an area that has a diverse mix of historic and modern educational buildings. The new library and dormitory building would improve the character of the JTSA campus, as well as provide much-needed academic facilities for the Seminary's student body. Therefore, the Proposed Project would not result in any significant adverse neighborhood character impacts, and no further analysis is warranted.

CONSTRUCTION

The Proposed Project would result in construction activities on the JTSA campus. As with all construction projects, work on the Project Site would result in temporary disruptions to the surrounding area, including occasional noise and dust. The overall construction duration for the Proposed Project is expected to be approximately two years (24 months). The most intense construction activities in terms of noise levels and air pollutant emissions (demolition, excavation, and foundation work, during which a number of large non-road diesel engines would be employed) would last for only a portion of the overall construction duration. Independent of the Proposed Project, plans for a 32-story, 170-unit residential tower at 525 West 122nd Street (the site of the former JTSA library) have been filed at NYCDOB by Savanna, a private developer; the completion date for this residential project is not yet known.

While construction activities for the Savanna project and the Proposed Project may overlap, construction of the Proposed Project would be carried out in accordance with New York City laws and regulations, which allow construction activities between 7:00 a.m. and 6:00 p.m. on weekdays. If work is required outside of normal construction hours, necessary approvals

would be obtained from the appropriate agencies (i.e., the NYCDOB and NYCDEP). During construction of the Proposed Project, all necessary measures would be implemented to ensure adherence to the New York City Air Pollution Control Code regulating construction-related dust emissions and the New York City Noise Control Code regulating construction noise. In addition, Maintenance and Protection of Traffic (“MPT”) plans would be developed for any curb-lane and/or sidewalk closures. Approval of these plans and implementation of all temporary closures during construction would be coordinated with the New York City Department of Transportation (“NYCDOT”)’s Office of Construction Mitigation and Coordination (“OCMC”). Through implementation of the measures described above, the temporary adverse effects associated with the proposed construction activities would be minimized. Accordingly, the Proposed Project would not result in significant adverse impacts during construction, and no further analysis is required. *

Appendix A
Smart Growth Impact Statement Assessment Form (“SGISAF”)

DASNY

(DORMITORY AUTHORITY STATE OF NEW YORK)

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: June 7, 2017
Project Name: Jewish Theological Seminary of America (“JTSA”) *Campus Renovations*
Project Number: 341740
Completed by: Sara E. Stein, AICP, LEED AP
Environmental Manager, Office of Environmental Affairs

This Smart Growth Impact Statement Assessment Form (“SGISAF”) is a tool to assist the applicant and DASNY (“Dormitory Authority State of New York”) Smart Growth Advisory Committee in deliberations to determine whether a project is consistent with the State of New York *State Smart Growth Public Infrastructure Policy Act (“SSGPIPA”), article 6 of the New York Environmental Conservation Law (“ECL”). Not all questions/answers may be relevant to all projects.*

Description of Proposed Action and Proposed Project: The Jewish Theological Seminary of America (“JTSA” or the “Institution”) has requested financing from DASNY pursuant to DASNY’s Independent Colleges and Universities Program for its *Campus Renovations* project (the “Proposed Project”). The Proposed Action would consist of DASNY’s authorization of the issuance of tax exempt Revenue Bonds, Series 2017 in an estimated aggregate principal amount not to exceed \$51,000,000. Proceeds of the Bonds are expected to be used by JTSA to finance all or a portion of the cost of demolishing, designing, constructing, renovating, repairing, relocating, purchasing, equipping or otherwise providing for the Proposed Project, as described below. The Proposed Project is located at 3080 Broadway, between West 122nd Street and West 123rd Street, in the borough of Manhattan, New York County, New York (“Project Site”).

The Proposed Project would consist of the construction and equipping of a new, approximately 85,500-gross-square-foot (“gsf”) building of eight stories plus a basement that would connect to JTSA’s existing, approximately 127,711-gsf, 7-story (plus 10-story tower) building and house a new library facility and student residence hall. The new library facility would include general collection space for approximately 49,500 volumes, areas for special collections that would house approximately 37,500 items, areas for conservation and digitization, library staff offices, an approximately 202-seat capacity auditorium including a stage and green room, a 45-seat presentation room and two additional seminar rooms, an approximately 6,400-gsf atrium, a kitchen, a loading dock, an outdoor courtyard, a terrace and public bathrooms. The approximately 137-bed to 144-bed student residence hall would include two residence director apartments, study lounges and dining areas, kitchens, dishwashing pantries and laundry facilities. The Proposed Project would potentially also include reimbursement of costs related to the demolition of the former approximately 117,580-zoning-square-foot, 5-story JTSA library building that was located on the site of the new building to be constructed.

Smart Growth Impact Assessment: Have any other entities issued a Smart Growth Impact Statement (“SGIS”) with regard to this project? (If so, attach same).

Yes No

1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure? Check one and describe:

Yes No Not Relevant

The Proposed Project, which would result in the development of a new library and student residence building would connect to the water supply, sewer, and energy infrastructure on the Project Site block. The Proposed Project’s demands on the New York City water supply, sewers, and energy infrastructure would be negligible. Moreover, the new building’s design would adhere to the guidelines for New York City’s energy and building codes. As such, the Proposed Project would be generally supportive of this criterion.

2. Is the project located wholly or partially in a **municipal center**, characterized by any of the following: Check all that apply and explain briefly:

- A city or a village
- Within the interior of the boundaries of a generally-recognized college, university, hospital, or nursing home campus
- Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to:
 - Central business districts (such as the commercial and often geographic heart of a city, “downtown”, “city center”)
 - Main streets (such as the primary retail street of a village, town, or small city. It is usually a focal point for shops and retailers in the [central business district](#), and is most often used in reference to retailing and socializing)
 - Downtown areas (such as a city's core (or center) or central business district, usually in a geographical, commercial, and community sense).
 - Brownfield Opportunity Areas (http://nyswaterfronts.com/BOA_projects.asp)
 - Downtown areas of Local Waterfront Revitalization Plan areas (http://nyswaterfronts.com/maps_regions.asp)
 - Locations of transit-oriented development (such as projects serving areas that have access to mass or public transit for residents)
 - Environmental Justice areas (<http://www.dec.ny.gov/public/899.html>)
 - Hardship areas

DASNY interprets the term “municipal centers” to include existing, developed, institutional campuses such as universities, colleges, and hospitals. As the proposed new building would be located within the existing JTSA campus on the Upper West Side of Manhattan in New York City, the Proposed Project would be generally supportive of this criterion.

3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center? Check one and describe:

Yes No Not Relevant

This is not relevant because the project is consistent with criterion 2 above.

4. Is the project located in an area designated by a municipal or comprehensive plan, and appropriately zoned, as a future municipal center? Check one and describe:

Yes No Not Relevant

This is not relevant because the project is consistent with criterion 2 above.

5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe:

Yes No Not Relevant

The Proposed Project would result in a much-needed library facility and student residence hall for the existing JTSA within its existing, developed campus, supporting concentrated infill development. As such, the Proposed Project would be generally supportive of this criterion.

6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe:

Yes No Not Relevant

The Proposed Project would not have any significant adverse impacts on the state's resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archaeological resources. All construction activities would be completed in accordance with local, state and federal permits that will be acquired for the activities. As such, the Proposed Project would be generally supportive of this criterion.

7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe:

Yes No Not Relevant

The Proposed Project would foster compact development by constructing facilities on currently-occupied land within the existing JTSA campus. Therefore, the Proposed Project would be generally supportive of this criterion.

8. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency? Check one and describe:

Yes No Not Relevant

The Project Site is well served by public transportation. The Metropolitan Transportation Authority – NYC Transit (“MTA-NYCT”) No. 1 subway line stops at the 116th Street and 125th Street stations, located just to the north and south of JTSA; in addition, the MTA-NYCT M4 and M104 bus lines, which provide service along Broadway, and the M11 and M60 SBS bus lines, which provide service along Amsterdam Avenue, are in close proximity to JTSA. Although the Proposed Project would not provide any new transportation options, it would be generally supportive of this criterion.

9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials? (Demonstration may include *State Environmental Quality Review* [“SEQR”] coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System [“SPDES”] permit issuance/revision notices, etc.). Check one and describe:

Yes No Not Relevant

The planning for, and approval of, the Proposed Project would require coordination between multiple City and State agencies. DASNY, acting as lead agency, is conducting a coordinated review of the Proposed Project in accordance with New York’s *State Environmental Quality Review Act* (“SEORA”). The Proposed Project is also being reviewed in conformance with the *New York State Historic Preservation Act of 1980* (“SHPA”), specifically the implementing regulations of Section 14.09 of the *Parks, Recreation and Historic Preservation Law* (“PRHPL”), as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”). Other involved and interested parties include, but are not limited to, the New York City Landmarks Preservation Commission (“NYCLPC”), Manhattan Community Board 9 and elected officials. Therefore, the Proposed Project would be generally supportive of this criterion.

10. Does the project involve community-based planning and collaboration? Check one and describe:

Yes No Not Relevant

As noted above, DASNY is conducting a coordinated *SEQR* process for the Proposed Project. As part of the environmental review process, DASNY representatives engage in discussions, meetings and correspondence with representatives of various local, city and state agencies in an effort to ensure that any potential environmental effects of the Proposed Project are adequately disclosed. As such, the Proposed Project would be generally supportive of this criterion.

11. Is the project consistent with local building and land use codes? Check one and describe:

Yes No Not Relevant

The Proposed Project conforms with the R8 General Residence District regulations and would not result in any significant adverse impacts on land use, zoning, or public policy. The proposed building would comply with existing zoning, and the total square footage of the proposed JTSA library and residence hall would be within the maximum allowable FAR for the Project Site. In addition, the Proposed Project would result in the expansion of an existing institutional land use that would provide much-needed library and student residence facilities for the existing JTSA. As no change in land use is proposed, activity on the Project Site would continue to be compatible with the other land uses found in the study area. As such, the Proposed Project would be generally supportive of this criterion.

12. Does the project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations?

Yes No Not Relevant

The Proposed Project would conform to the New York City building code, which contains a number of green building provisions. The Proposed Project would have no adverse impact on ambient greenhouse gas levels, and environmentally sustainable measures would be incorporated into the design of the Proposed Project, as appropriate. As such, the Proposed Project would be generally supportive of this criterion.

13. During the development of the project, was there broad-based public involvement? (Documentation may include *SEQR* coordination with involved and interested agencies, SPDES permit issuance/revision notice, approval of Bond Resolution, formation of district, evidence of public hearings, *Environmental Notice Bulletin* [“ENB”] or other published notices, letters of support, etc.). Check one and describe:

Yes No Not Relevant

As previously noted, DASNY, acting as *SEQR* lead agency, is conducting a coordinated environmental review of the Proposed Project. Involved agencies and interested parties in DASNY’s *SEQR* process include state and local agencies and/or officials. As such, the Proposed Project would be generally supportive of this criterion.

14. Does the Recipient have an ongoing governance structure to sustain the implementation of community planning? Check one and describe:

Yes No Not Relevant

The purpose of JTSA's 21st Century Campus plan is to ensure that the Institution continues to serve the growing and evolving needs of its students, faculty, and the larger Jewish world. Future development would be subject to *SEQR* and would include consultation with state, regional, and local agencies, as appropriate. Therefore, the Proposed Project would be generally supportive of this criterion.

DASNY has reviewed the available information regarding this project and finds:

The project was developed in general consistency with the relevant Smart Growth Criteria.

The project was not developed in general consistency with the relevant Smart Growth Criteria.

It was impracticable to develop this project in a manner consistent with the relevant Smart Growth Criteria for the following reasons:

ATTESTATION

I, Director, Office of Environmental Affairs, designee of the President of DASNY, hereby attest that the Proposed Project, to the extent practicable, meets the relevant criteria set forth above and that to the extent that it is not practical to meet any relevant criterion, for the reasons given above.



Signature

Jack D. Homkow, Director, Office of Environmental Affairs
Print Name and Title

June 7, 2017

Date

Appendix B
Cultural Resources Correspondence

ENVIRONMENTAL REVIEW

Project number: DORMITORY AUTHORITY OF NYS / SEQRA-M
Project: JTSA CAMPUS RENOVATIONS
Address: 3080 BROADWAY, **BBL:** 1019770001
Date Received: 6/1/2017

No architectural significance

No archaeological significance

Designated New York City Landmark or Within Designated Historic District

Listed on National Register of Historic Places

Appears to be eligible for National Register Listing and/or New York City Landmark Designation

May be archaeologically significant; requesting additional materials

Comments:

The following properties appear LPC eligible: Teacher's College, Manhattan School of Music, and Bancroft Hall.

Continuing consultation with the LPC Preservation Department and LPC Environmental Review Department is required.

Cc:

Jared Knowles
Lisa Kersavage
SHPO 17PR02815



6/8/2017

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 32464_FSO_DNP_06062017.doc



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

June 8, 2017

Ms. Sara Stein
Environmental Manager
DASNY
One Penn Plaza, 52nd Floor
New York, NY 10119

Re: DASNY
Jewish Theological Seminary Campus Renovations
3080 Broadway, New York, NY
17PR02815

Dear Ms. Stein:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We have reviewed the additional project description, photographs, and drawings that were provided to our office on May 31st, 2017. Based upon our review, it is OPRHP's opinion that the proposed work will have No Adverse Impact on historic resources.

If additional information correspondence is required regarding this project it should be provided via our Cultural Resource Information System (CRIS) at www.nysparks.com/shpo/online-tools/. Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new information for an existing project". You will need this project number and your e-mail address. If you have any questions, I can be reached at (518) 268-2182.

Sincerely,

Olivia Brazee
Historic Site Restoration Coordinator
olivia.brazee@parks.ny.gov

via e-mail only

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

Appendix C
Natural Resources

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program

625 Broadway, Fifth Floor, Albany, NY 12233-4757

P: (518) 402-8935 | F: (518) 402-8925

www.dec.ny.gov

May 10, 2017

Jim Nash
AKRF, Inc
34 S. Broadway, Suite 401
White Plains, NY 10601

Re: Jewish Theological Seminary of America, 3080 Broadway
County: New York Town/City: City Of New York

Dear Jim Nash:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

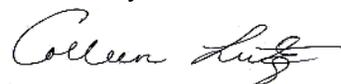
Enclosed is a report of rare or state-listed animals and plants, and significant natural communities that our database indicates occur in the vicinity of the project site.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our database. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

Our database is continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 2 Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,



Colleen Lutz

Administrative Assistant

New York Natural Heritage Program





The following state-listed animals have been documented in the vicinity of the project site.

The following list includes animals that are listed by NYS as Endangered, Threatened, or Special Concern; and/or that are federally listed or are candidates for federal listing.

For information about any permit considerations for the project, contact the Permits staff at the NYSDEC Region 2 Office. For information about potential impacts of the project on these species, and how to avoid, minimize, or mitigate any impacts, contact the Wildlife Manager.

A listing of Regional Offices is at <http://www.dec.ny.gov/about/558.html>.

The following species have been documented within 0.2 mile of the project site.

| <i>COMMON NAME</i> | <i>SCIENTIFIC NAME</i> | <i>NY STATE LISTING</i> | <i>FEDERAL LISTING</i> |
|--|-------------------------|-------------------------|------------------------|
| Peregrine Falcon <i>Breeding</i> | <i>Falco peregrinus</i> | Endangered | 4549 |

The following species have been documented in the Hudson River, which is within 0.3 mile of the project site.

| <i>COMMON NAME</i> | <i>SCIENTIFIC NAME</i> | <i>NY STATE LISTING</i> | <i>FEDERAL LISTING</i> |
|---------------------------|-------------------------------|-------------------------|------------------------|
| Shortnose Sturgeon | <i>Acipenser brevirostrum</i> | Endangered | 1091 |
| Atlantic Sturgeon | <i>Acipenser oxyrinchus</i> | No Open Season | 11464 |

This report only includes records from the NY Natural Heritage database. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the listed animals in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org, and from NYSDEC at www.dec.ny.gov/animals/7494.html.