

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 applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Vital Brooklyn - Utica Crescent and Kingsbrook Estates		
Project Location (describe, and attach a general location map): 585 Schenectady Ave, East Flatbush, Brooklyn, NY 11203 and 832 Rutland Road, East Flatbush, Brooklyn NY 11203 (Kings County)		
Brief Description of Proposed Action (include purpose or need): New York State Homes & Community Renewal, through the NYS Housing Finance Agency (HFA) and the NYS Housing Trust Fund Corporation (HTFC), intends to award tax credits, bonds, and subsidies to facilitate new mixed-use development across two sites (Utica Crescent and Kingsbrook Estates) in the East Flatbush neighborhood of Brooklyn, New York. Empire Station Development is also expected to adopt a General Project Plan to facilitate the Utica Crescent project. Utica Crescent (Development Site K) would contain 322 residential units, 3,190 gross square feet (gsf) of community facility use for Catholic Charities, 22,576 gsf of commercial space for a grocery store, and 10,000 gsf of space for a dialysis center for the Kingsbrook Jewish Medical Center. Parking would also be provided. On Development Site EFGH, four existing buildings would be demolished and three new buildings would be constructed (the Naseberry, Tamarind, and Graviola buildings). The Naseberry building would contain 54 residential units; the Tamarind building would contain 153 residential units; and the Graviola building would contain 126 residential units. Development Site EFGH would also include a 7,027 gsf ambulatory care center. The Proposed Project would introduce a total of approximately 655 affordable and supportive housing units.		
Name of Applicant/Sponsor: VB Utica Crescent Owner LLC + VB Estates Owner LLC c/o Monadnock Development LLC		Telephone: (718) 875-8160
		E-Mail: zlongmore@monadnockdevelopment.com
Address: 153 3rd Street		
City/PO: Brooklyn	State: NY	Zip Code: 11231
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
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 Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	HCR (tax credits, bonds, and subsidies) and ESD (General Project Plan for Development Site K)	January 2022
h. Federal agencies <input type="checkbox"/> Yes <input 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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?
R6 and C8-2

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? School District 18, Sub-District 1

b. What police or other public protection forces serve the project site?
New York City Police Department 71st Police Precinct

c. Which fire protection and emergency medical services serve the project site?
See Section 3, Educational Facilities and Public Safety Services

d. What parks serve the project site?
See Section 4, Open Space and Shadows

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)? Two mixed-use redevelopment projects with affordable housing in the East Flatbush neighborhood of Brooklyn.

b. a. Total acreage of the site of the proposed action? _____ 4.75 acres
b. Total acreage to be physically disturbed? _____ 4.75 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 4.75 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: _____

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 the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ 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: _____
See Part I: Project Description

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	N/A	N/A	N/A	N/A
At completion of all phases	N/A	N/A	N/A	655

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ 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? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 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? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ 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 the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the 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: _____ 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: _____
- 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), what is the 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: _____ 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): _____

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

If Yes: _____

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- 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 a 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: _____

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:

- 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)
- Describe types of new point sources. _____

- 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 the 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:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- 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:

- 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
- 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): _____

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 truck trips/day and type (e.g., semi trailers and dump trucks): _____
Four supermarket deliveries/day, assumed to be van and box trucks

iii. Parking spaces: Existing 420 Proposed 314 Net increase/decrease -106

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: _____

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

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.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • 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 the 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): Community facilities and parking
 ii. If mix of uses, generally describe:
 See Section 2, Land Use, Urban Design, and Zoning

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>See Section 2, Land Use, Urban Design, and Zoning</u>			

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:
See Section 2, Land Use, Urban Design, and Zoning and Section 3, Education Facilities and Public Safety Services

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): _____
 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): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- 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? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ N/A feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Urban land-Flatbush complex	_____	42 %
Urban land, outwash substratum	_____	58 %
_____	_____	_____ %

d. What is the average depth to the water table on the project site? Average: _____ 6.6 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: N/A _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
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 If Yes: i. Species and listing: _____ _____	
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 If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
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 If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
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 If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
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 If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <i>i. Nature of historic/archaeological resource:</i> <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District <i>ii. Name:</i> See Section 5, Historic and Cultural Resources <i>iii. Brief description of attributes on which listing is based:</i> See Section 5, Historic and Cultural Resources	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <i>i. Describe possible resource(s):</i> See Section 5, Historic and Cultural Resources <i>ii. Basis for identification:</i> See Section 5, Historic and Cultural Resources	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <i>i. Identify resource:</i> _____ <i>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):</i> _____ <i>iii. Distance between project and resource:</i> _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <i>i. Identify the name of the river and its designation:</i> _____ <i>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?</i>	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

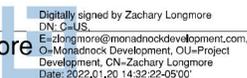
Attach any additional information which may be needed to clarify your project.

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

G. Verification

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

Applicant/Sponsor Name Zach Longmore - Monadnock Development Date 1/19/2022

Signature Zachary Longmore  Title Asst. Vice-President



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- Development Site EFGH
- Development Site K
- Development Site K Offsite Parking
- Project Area
- Open Space
- Building Footprint

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

Agency Use Only [If applicable]
 Project : Vital Brooklyn Sites E, F, G, H and K
 Date : January 27, 2022

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features

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

NO

YES

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

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

3. Impacts on Surface Water

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

NO

YES

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

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

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

	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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: The project overlies the Brooklyn-Queens Sole Source Aquifer. Stormwater discharges from the project could introduce pollutants to groundwater during the temporary construction state. _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may 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 checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. 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"/>

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

d. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

13. Impact on Transportation

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

 NO YES

(See Part 1. D.2.j)

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

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

14. Impact on Energy

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

 NO YES

(See Part 1. D.2.k)

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

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

15. Impact on Noise, Odor, and Light

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

 NO YES

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

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input 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.)
If "Yes", answer questions a - m. If "No", go to Section 17.

 NO

 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input checked="" 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 checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may 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"/>

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.

SHARS NUMBER: N/A PROGRAM: HFA/LIHTC/NCP/MIHP

NAME OF ACTION: Vital Brooklyn Sites E, F, G, H, and K LOCATION: Rutland Road, Schenectady Avenue, Utica Avenue and Winthrop Street, City of New York, Kings County

CONDITIONED NEGATIVE DECLARATION: [] YES; [x] NO

DESCRIPTION OF THE ACTION:

Crescent Partnership, LLC and VB Estates Owner, LLC propose new construction of four buildings containing a total of 655 units for very low, low, and moderate-income families, disabled Military Veterans, and frail elderly, and 3 superintendent units. The project will be constructed on multiple sites totaling 4.75 acres at Rutland Road between Schenectady Ave and Utica Ave in the City of New York, Kings County. The new buildings include a 10,000-gross square feet (gsf) dialysis facility, 3,190 gsf of community facility use for Catholic Charities, a 7,027-sf community facility ambulatory care center operated by the Program of All-Inclusive Care for the Elderly (PACE), and 22,576 gsf of commercial space for a grocery store. Shared facilities for residents will include a ballroom, conference room, activity rooms, demonstration kitchen, laundry and fitness facilities, computer room, elevators, multi-purpose community room, family visiting room, and bicycle storage. The project also includes 1.07 acres of private open space in the form of a landscaped courtyard. A 1.42-acre parking lot (Briger Lot) at 761-783 Winthrop Street, presently used by the Kingsbrook Jewish Medical Center, is to be a secured parking lot that serves as overflow additional parking for hospital employees displaced by the development of the Site K project.

Mitigation of small impacts identified in the Part 2 are discussed in the attachment. The Part 2 identifies the following potentially moderate impacts, which will not result in a significant adverse environmental impacts due to design elements and project changes (numbers correspond to Part 2 factor): (1.e) The project will remain under construction for over 12 months. However, this period will not consist entirely of heavy excavation and building as it includes interior fitout and exterior finishing/landscaping activities. The project will comply with all local ordinances and state/federal regulations concerning noise, dust, and time-of-day for operations; (10.a.) Demolition of structures eligible for listing on the National and State Registers of Historic Places. Alternatives were analyzed per Section 14.09 of the State Historic Preservation Law and mitigation measures have been incorporated into the project per a Letter of Resolution; (14.d) The project will require climate control for over 100,000 square feet of space. As mitigation, the project will feature solar panels, Energy-Star appliances, low-VOC paints, a green roof, low-flow fixtures, and high-efficiency mechanical systems; (16) Project is within 1500 feet of existing Kingsbrook Jewish Medical Center - due to excavation of urban fill with low levels of contaminants, exposure to vapors is possible, but a Community Air Monitoring Plan will be implemented as part of the RAWP; (17.c) the project sponsor seeks a zoning override through Empire State Development (ESD) with regard to the portion of the project on Site K (832 Rutland Road) that falls within the commercial C8-1 zoning district. However, the resulting development would be consistent with the R6 zoning regulations that are currently designated for the remainder of the sites and the project is consistent with the surrounding community.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

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

See attached

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the New York State Homes & Community Renewal 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 617.7(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: Vital Brooklyn Sites E, F, G, H, and K

Name of Lead Agency: New York State Homes & Community Renewal

Name of Responsible Officer in Lead Agency: Heather Spitzberg

Title of Responsible Officer: Director, Environmental Unit

Signature of Responsible Officer in Lead Agency:



Date: January 19, 2022

Signature of Preparer (if different from Responsible Officer)



Date: January 27, 2022

For Further Information:

Contact Person: David Kubek

Address: 38-40 State Street, Albany, NY 12207

Telephone Number: (518) 486-1763

E-mail: david.kubek@hcr.ny.gov

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>

ATTACHMENT
617.20
Appendix B
Short Environmental Assessment Form

Attachment For Part 3 – Determination of significance

This notice is issued pursuant to Part 617 of implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

NEW YORK STATE HOMES AND COMMUNITY RENEWAL (HCR), through the NEW YORK STATE HOUSING FINANCE AGENCY, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement WILL NOT be prepared.

HFA YEAR: 2021

NAME OF ACTION: Vital Brooklyn Sites E, F, G, H, and K¹

REASONS SUPPORTING THIS DETERMINATION OF A NEGATIVE DECLARATION:

The proposed new construction of 655 residential units and associated commercial and medical service space in a municipality with zoning constitutes a Type I action, in accordance with 6 NYCRR Part 617.4(b)(9).² The proposed facility is not of sufficient scale to affect existing air quality, surface or ground water quality or quantity, noise levels, water or waste water utilities, solid waste production or disposal, or create erosion, drainage or flooding problems. The project site is not in a Special Flood Hazard Area according to the FIRM Map Panel Number 3604970216F (Not Printed) dated September 5, 2007, and preliminary FIRM Panel Number 3604970216G dated December 5, 2013 (Not Printed). The project is new construction on previously improved urban lots. Federal and state wetlands maps indicate no wetlands on or near the site, and there does not appear to be wetland habitat on the site due to level of development and lack of proximity to water bodies and from the Phase I Environmental Site Assessments. No impacts to wetlands are anticipated to result from this action. The project site is not in a coastal zone. Compliance with the SPDES General Stormwater Permit for Construction Activities is not required since the site discharges to a combined sanitary/storm sewer system. Potential for small impact on groundwater from stormwater discharges to sole source aquifer during the temporary construction phase will be mitigated by standard pollution prevention practices on the site.

The proposed project was found to have a small impact upon traffic patterns and mass transit infrastructure. A screening-level analysis by VHB, Inc. dated January 6, 2022 found that the project will generate bus, pedestrian, and traffic volumes exceeding City of New York CEQR screening thresholds. A bus analysis by VHB, Inc. showed that an additional service along the B46 bus route during the weekday AM peak hour (one additional southbound bus) and weekday PM peak hour (one additional northbound bus) would provide adequate service for the Proposed Project's projected demand. Two pedestrian elements were analyzed by VHB, Inc. and it was found that they would operate at acceptable levels of service with no significant adverse traffic impacts. A traffic analysis by VHB, Inc. showed that, with modest signal timing modifications at the intersections of Utica Avenue at Rutland Road and at Winthrop Street, the Proposed Project would not result in significant adverse traffic impacts. A parking analysis was conducted by VHB, Inc. and determined that the project's parking demand would be accommodated by on-site parking, off-street parking facilities and on-street parking within a quarter mile of the sites.

¹ Site K is a separate development parcel from Sites E-H. However, given the proximity of the sites, the timing of development, and similar development teams, the sites were aggregated together for purposes of this review.

² HCR originally indicated that the action would be classified as Unlisted in its June 1, 2021 Request for Consent to Lead Agency Designation. HCR later determined the action should be classified as a Type I Action per 6 NYCRR Part 617.4(b)(9) because the presence of historic resources and the planned project size triggered a Type I review. Alternatives to and mitigation of adverse impacts to historic resources are addressed infra.

An air quality analysis by VHB, Inc, dated January 13, 2022 found that the proposed project would not result in a significant adverse air quality impact. The number of incremental trips generated by the project would be lower than the screening thresholds for carbon monoxide (CO) and particulate matter (PM) identified in the CEQR Technical Manual. Therefore, traffic emissions from the project would not result in a significant adverse impact on air quality. A refined analysis of hot-water heaters indicated that there would be no potential for significant adverse air quality impacts from the hot-water systems associated with the project. Nearby industrial sources, including the Empire Auto Center spray booth located at 485 Utica Avenue, were evaluated and as hazard indices were below established thresholds, no significant adverse impacts are anticipated on the project due to air toxics emissions from the spray booth. The refined analysis of emissions from the existing large source (Kingsbrook Jewish Medical Center) within 1,000 feet of the Proposed Projects shows predicted concentrations that would be below the applicable thresholds and would therefore not result in a significant adverse impact on air quality.

The Proposed Actions would not result in significant adverse impacts on land use, urban design, and zoning. As discussed in a study by VHB, Inc., the proposed four new mixed-use buildings would feature community facility, residential, and commercial uses that are found within the study area. The project sponsor seeks a zoning override through Empire State Development (ESD) with regard to the portion of the project on Site K (832 Rutland Road) that falls within the commercial (C8-1) zoning district. However, the resulting development would be consistent with the R6 zoning regulations that are currently designated for the remainder of the sites (E, F, G, and H) (585 Schenectady Avenue), and would be compatible with the zoning found to the west and east of the VHB, Inc. study area while consistent with the mix of land uses in the study area. The proposed density would be consistent with density allowed by zoning, and the proposed buildings' building form would be consistent with other developments within the Project Area. The proposed building styles are designed to improve the pedestrian experience of the streetscapes along Utica Avenue, Schenectady Avenue, and Rutland Road using a combination of setbacks and concave design. To implement the zoning override, ESD would adopt a General Project Plan (GPP) in accordance with the New York State Urban Development Corporation Act (UDC Act).

The project has been reviewed in accordance with Section 106 of the National Historic Preservation Act of 1966. A letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP), dated July 7, 2021, indicates that the proposed construction at sites E, F, G, H, K and the associated Briger parking lot will have an Adverse Effect on cultural or historic resources due to the demolition of the Lefrak, Blumberg, Masin and Leviton buildings. An alternatives analysis submitted to OPRHP determined that the With-Action condition (replacement of the four existing buildings with three new structures) is the recommended alternative. It was concluded that demolition of the four buildings is necessary in order to attain community goals to improve housing and achieve community health initiatives, and for the medical center to continue to serve the community. In correspondence dated November 29, 2021, OPRHP commented that they concurred with the Alternatives Analysis. A Letter of Resolution dated January 14, 2022 was signed by VB Kingsbrook Estates Owner LLC and VB Utica Crescent Owner LLC, New York State Homes and Community Renewal, and the New York State Office of Parks, Recreation and Historic Preservation, and stipulates the following conditions that the project must comply with as conditions of environmental clearance: the existing Leviton, Lefrak, Blumberg, and Masin Pavilions will be recorded to the equivalent of Historic American Building Survey (HABS) Level III documentation standards; a Construction Protection Plan (CPP) will be developed and implemented to address protection of two adjacent historic structures within the Kingsbrook Medical Center during demolition and new construction on the north campus; historic decorative, architectural, and operational elements will be salvaged and re-introduced on site in accordance with a Salvage Inventory and Re-Use Plan; the existing memorial plaque near the North Campus lot boundary will be protected and remain visible. As the project will be completed in accordance with the letter of resolution and agreed to stipulations and mitigation, impacts to historic or cultural resources as a result of the proposed project will be mitigated.

The property is not included within an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Sections 303 and 304.

The project does involve the reconstruction of infrastructure, including parking lots, that are open and accessible to the public and such infrastructure is not owned and used solely by the project. Specifically, the improved Briger Parking Lot will be accessible to employees of Kingsbrook Jewish Medical Center. A full Smartgrowth Evaluation Form, including the CEO Attestation, has been completed.

The project is new construction on previously improved vacant urban lots. The NYSDEC Environmental Resources Mapper database was checked on December 15, 2021, and no protected species or habitats were identified in the vicinity of the project site. The U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) website was consulted November 17, 2021, and indicated the following species may be present in the vicinity of the project site: Piping plover (*Charadrius melodus*), Red knot (*Calidris canutus rufa*), Monarch butterfly (*Danaus plexippus*) (candidate species), and Seabeach amaranth (*Amaranthus pumilus*). As the aforementioned species are characteristic of ocean beaches and associated wetland or dune habitats or (in the case of the Monarch butterfly) open meadows, no appropriate habitat is present on the project site. No impacts to rare, threatened or endangered species, or associated critical habitat, are anticipated to result from this action.

A zoning override is sought in connection to the proposed residential development on Site K to allow residential use in a C8-1 zoning district. In connection with this zoning override, Empire State Development (ESD) is developing a General Project Plan (GPP). The proposed development would be consistent with the zoning regulations for an R6 zoning district.

The project is intended to serve an existing need for affordable housing for income-qualified families, and is not likely to induce subsequent development which would result in adverse environmental impacts. The project site is located in close proximity to a range of services including retail and public transportation. The proposed new construction will meet NYS Energy Code standards. The scope of development of the currently proposed 655 residential units and associated commercial and medical space will have no anticipated adverse long term or cumulative impacts. Short term employment will be created during construction and long term employment will be created by the commercial and medical uses. The project will contribute to long term revitalization of this area.

Phase I Environmental Site Assessments (ESA) were prepared for Sites E, F, G, and H by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated May 15, 2021 and January 14, 2022. The ESA found the site to be developed with four buildings housing medical treatment uses and offices. The ESA identified the following Recognized Environmental Conditions (RECs):

- The Subject Property was listed as a Resource Conservation and Recovery Act (RCRA) Small Quantity Generator and a Non Generator/No Longer Regulated (NonGen/NLR) between 1991 and 2007 for the generation of hazardous wastes. Violations related to RCRA generator status were identified. Historical releases of hazardous materials may have impacted soil, groundwater and/or soil vapor at the Subject Property.
- An active gasoline filling station (530 Utica Avenue – 250 feet east) and a former gasoline filling station and automotive repair facility (529 Utica Avenue – 350 feet east) are the subject of two open petroleum spill cases (Spill Nos. 9309669 and 9614292) with subsurface impacts identified during tank removals. Both properties are upgradient and/or cross-gradient of the Subject Property. Remedial actions were completed at both sites; however, on-going groundwater monitoring indicates petroleum

compounds in groundwater at concentrations above regulatory standards as of 2017 and 2020. Residual petroleum contamination may impact groundwater and/or soil vapor at the Subject Property.

- Current and historical uses of adjoining and surrounding properties include gasoline filling stations, auto repair facilities (529 and 530 Utica Ave), and car washes (circa 1969-present) and a coal power generation facility (date unknown – circa 1980). Associated releases of petroleum products, solvents, and other hazardous substances may have affected groundwater and/or soil vapor beneath the Subject Property.

Fill in stockpiles was located near to where a buried steam pipe was previously repaired; the material may be contaminated and require special handling. This was identified as a Business Environmental Risk (BER). Based on the age of the existing buildings on the property, asbestos-containing materials, lead-based paint, and polychlorinated biphenyls (PCBs) may be present.

Chemicals, including paints, fire extinguishers, elevator gear oil, phosphorous reagent, electrolyte buffer, heat transfer fluid, sodium hydroxide, dry acid concentrate, germicidal bleach, hydrogen peroxide, isopropyl alcohol, bicarbonate, brine, and drums containing propylene glycol or other unknown contents were found to be storage at various places within the existing Masin, Blumberg and Lefrak buildings that are to be demolished. A PCB-containing transformer was found to be located within the basement of the Masin Building, which is to be demolished.

A fuel oil fill port, connected to a 1,500-gallon diesel fuel AST located inside the DMRI/Rutland Nursing Home building (offsite), is located between the Leviton Building and Schenectady Avenue (west border of the site).

A Phase II Environmental Site Assessment of Sites E, F, G, and H by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated June 29, 2021, was completed to address RECs identified in the Phase I ESA. A geophysical survey identified an anomaly consistent with a UST in the area between Schenectady Avenue and the northwest corner of the Leviton building. SVOCs, pesticides, and metals (including lead at up to 6570 ppm, arsenic at up to 16.1 ppm, copper up to 288 ppm, and mercury up to 1.78 ppm) were detected in soil samples collected throughout the site at concentrations above Part 375 Unrestricted Use (UU) and Restricted-Residential (RR) Soil Cleanup Objectives (SCO). Six SVOCs were detected in a groundwater sample at concentrations above the NYSDEC Standards and Guidance Values (SGVs). Soil and sub-slab vapor concentrations of target compounds were not detected above the minimum concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) Decision Matrices. Tetrachloroethene was detected at up to 53 ug/m³ and propylene was detected at up to 610 ug/m³.

The Phase I ESAs recommended that the presence of historic fill at the Subject Property will require implementation of soil handling and management procedures during future site redevelopment to address excavation, re-use, handling, and off-site disposal.

Phase I Environmental Site Assessments for Site K and the associated Briger Parking Lot on Winthrop Street, dated May 24, 2021 and January 14, 2022, were completed by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. The ESA found the sites to consist of existing parking lots. The following Recognized Environmental Conditions (RECs) were identified:

- Known petroleum impacts to groundwater and soil vapor have been documented on the Subject Property originating from the eastern adjoining property, documented in a June 29, 2021 Phase II Environmental Site Assessment. An active gasoline filling station (530 Utica Avenue – eastern

adjoining) and a former gasoline filling station and automotive repair facility (529 Utica Avenue – 90 feet east) are located up gradient of the Subject Property, and are the subject of two open NYSDEC petroleum spill cases: Spill No. 9614292 and Spill No. 9309669, respectively. Remedial actions were completed at 529 Utica Avenue; however, on-going groundwater monitoring indicated elevated concentrations of petroleum compounds groundwater in 2017 and 2020.

Exposed fill was observed in areas of degraded asphalt near the center of Site K; urban fill typically contains ash, demolition debris, and/or municipal waste products and may contain contaminants and require special handling. This condition was identified as a Business Environmental Risk (BER).

Localized oil-like staining was observed on the asphalt paving across Site K and the Winthrop Street Parking Lot. The staining did not extend to unpaved surfaces and the asphalt appeared to be in good condition in the areas where it was observed; therefore, the observed staining was considered to be a de minimis condition. Municipal waste was also observed along the perimeter of the parking lot on Rutland Road.

A Phase II Environmental Site Assessment of Site K by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated June 29, 2021, was completed to address RECs identified in the Phase I ESA. Soil was found to contain volatile organic compounds (VOCs) (including 1,2,4-trimethylbenzene at up to 100 ppm and total xylenes at up to 160 ppm), semivolatile organic compounds (SVOCs) and metals (including lead at up to 616 ppm, arsenic at up to 16.6 ppm, and mercury at up to 0.834 ppm) exceeding the UUSCOs and RRSCOs. Soil vapor concentrations were not detected above the minimum concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) Decision Matrices. Tetrachloroethene was detected at up to 66 ug/m³ and propylene was detected at up to 380 ug/m³.

The Phase I ESAs recommended that the presence of petroleum and hazardous substances in soil and groundwater at the Subject Property will require implementation of special handling and management procedures during future site redevelopment to address dewatering, excavation, re-use, handling, and off-site disposal.

Remedial Action Work Plans (RAWP) were developed for Sites E, F, G, and H (dated January 18, 2022) as well as for Site K (dated January 14, 2022) by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Several elements are included in both RAWPs. A waste characterization study is to be completed prior to excavation to facilitate off-site disposal of excavated soil and contaminated soil. Excavated contaminated soil will be disposed offsite in accordance with federal, state, and local rules and regulations for handling, transport, and disposal under a Soil/Material Management Plan (SMMP). Any underground storage tanks discovered during excavation will be decommissioned and closed in accordance with the NYSDEC Petroleum Bulk Storage regulations. Clean fill consisting of virgin crushed stone, recycled concrete aggregate, or soil meeting the lower of RRSCO and Protection of Groundwater (PG) SCO will be imported to development depth. To prevent exposure to remaining contaminated soil, a composite cover system will be installed as an engineering control, comprised of a site-wide concrete building foundation slab, asphalt or concrete pavement, and/or 2 feet of SCO-compliant fill. Use restrictions (i.e., institutional controls) will be established including prohibitions on the use of groundwater from the site and prohibitions on sensitive site uses, such as farming or vegetable gardening, to mitigate future exposure pathways. An environmental easement (EE) will be recorded that references engineering and institutional controls. A Site Management Plan (SMP) will be developed and implemented for long-term management of remaining contamination as required by the EE, including plans for: 1) institutional and engineering controls, 2) monitoring, 3) operation and maintenance, and 4) reporting.

A soil vapor intrusion (SVI) evaluation is required to determine whether active or passive subslab depressurization systems are to be utilized to mitigate SVI. Design and installation of subslab depressurization systems (SSDS) as engineering controls will occur below occupied portions of the lowest levels of the three proposed buildings (Graviola, Naseberry and Tamarind) to mitigate the potential for intrusion of contaminated soil vapor. Following installation of the SSDS and buildings slabs, SVI evaluations will be completed within the developed Graviola, Naseberry and Tamarind buildings to determine whether activation of the subslab depressurization system is required to mitigate SVI. A vapor barrier and/or waterproofing membrane will also be installed throughout the Graviola, Naseberry and Tamarind building footprints and perimeters. A vapor barrier/waterproofing membrane is to be installed throughout the footprint and perimeter of the Utica Crescent building on site K, as well as a SSDS, excluding areas where mechanically ventilated parking garages occupy the lowest level. The subslab depressurization systems will be operated and maintained in accordance with the SMP.

Demolition Asbestos Surveys dated January 2020 were completed by ALC Environmental. In the Leviton Building, ACM was found in pipe, pipe fitting, exhaust, and boiler tank insulation, as well as floor tile, tar flashing, caulking, roofing membrane and elevator brake pads. In the Blumberg Building, ACM was found in pipe and pump insulation, roof insulation, roof membrane, felt paper, base and tar flashing, caulk flashing, linoleum flooring, door frame caulking and coping stone seam caulk. In the Lefrak Building, pipe and tank insulation, leveling compound, tar flashing, floor tile, window sash glazing and frame caulking, roofing membrane and insulation, and elevator brake pads were found to contain ACM. In the Masin Building, pipe and pipe fitting insulation, tank insulation, window frame and sill caulking, floor tile, countertop mastic, fireproofing, sink undercoating, tar flashing, roof caulking, pump insulation and elevator brake pads were found to contain ACM.

Prior to site altering activities, the sponsor must submit all applicable ACP Forms as they become available, including ACP 5, 7, 8 or 9 and a copy of the Asbestos Project Completion or Abatement Project Close-Out Form, as applicable.

As the site is to have existing buildings demolished prior to new construction, mold is not a concern. If construction materials are not protected and/or mold develops during the construction phase, then contingency language will require a licensed mold assessor prepare a mold assessment and, if necessary, a mold remediation plan, both prepared in accordance with Article 32 of the NYSDOL mold program regulations. Mold abatement and clearance is required prior to occupancy.

This project site is located within Zone 3, an area with a low potential for radon levels to exceed the EPA action level for residential construction. No further action is required.

HCR is not aware of any issues likely to cause controversy related to potential environmental impacts. In accordance with NYCRR 617.7(f), this Negative Declaration is subject to rescission if substantive changes are made to the project, new information is discovered, or changes in circumstances related to the project arise.