

# PART 1--PROJECT INFORMATION

3/15/01

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION <b>Acquisition</b>			
LOCATION OF ACTION (Include Street Address, Municipality and County) <b>248-250 40th St. &amp; 228-240 40th St., Brooklyn, NY 11232</b>			
NAME OF APPLICANT/SPONSOR <b>City Merchandise</b>		BUSINESS TELEPHONE ( )	
ADDRESS <b>68 34th Street</b>			
CITY/PO <b>Brooklyn</b>		STATE <b>NY</b>	ZIP CODE
NAME OF OWNER (if different)		BUSINESS TELEPHONE ( )	
ADDRESS			
CITY/PO		STATE	ZIP CODE
DESCRIPTION OF ACTION			

Please Complete Each Question-- Indicate N.A. if not applicable

### A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use:     Urban     Industrial     Commercial     Residential (suburban)     Rural (non-farms)  
                                   Forest     Agriculture     Other \_\_\_\_\_

2. Total acreage of project area:    1 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	_____ acres
Other (Indicate type) _____	_____ acres	_____ acres

3. What is predominant soil type(s) on project site?    concrete

- a. Soil drainage:     Well drained 100 % of site     Moderately well drained \_\_\_\_\_ % of site  
                                   Poorly drained \_\_\_\_\_ % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System?    NA acres. (See 1 NYCRR 370)

4. Are there bedrock outcroppings on project site?     Yes     No

- a. What is depth to bedrock?    \_\_\_\_\_ (in feet)

5. Approximate percentage of proposed project site with slopes:  0-10% 100 %  10-15% \_\_\_\_\_ %  
 15% or greater \_\_\_\_\_ %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places?  Yes  No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No
8. What is the depth of the water table? NA (in feet)
9. Is site located over a primary, principal, or sole source aquifer?  Yes  No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  Yes  No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  
 Yes  No According to \_\_\_\_\_  
 Identify each species \_\_\_\_\_
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)  
 Yes  No Describe \_\_\_\_\_
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?  
 Yes  No If yes, explain \_\_\_\_\_
14. Does the present site include scenic views known to be important to the community?  
 Yes  No
15. Streams within or contiguous to project area: NA  
 a. Name of Stream and name of River to which it is tributary \_\_\_\_\_
16. Lakes, ponds, wetland areas within or contiguous to project area: NA  
 a. Name \_\_\_\_\_ b. Size (In acres) \_\_\_\_\_
17. Is the site served by existing public utilities?  Yes  No  
 a) If Yes, does sufficient capacity exist to allow connection?  Yes  No  
 b) If Yes, will improvements be necessary to allow connection?  Yes  No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No don't know
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  Yes  No don't know
20. Has the site ever been used for the disposal of solid or hazardous wastes?  Yes  No  
don't know

## B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 1 acres.
- b. Project acreage to be developed: \_\_\_\_\_ acres initially; \_\_\_\_\_ acres ultimately.
- c. Project acreage to remain undeveloped \_\_\_\_\_ acres.
- d. Length of project, in miles: \_\_\_\_\_ (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed \_\_\_\_\_ %;
- f. Number of off-street parking spaces existing NA; proposed \_\_\_\_\_.
- g. Maximum vehicular trips generated per hour one (upon completion of project)? 3 trucks in & out 2 times a day.
- h. If residential: Number and type of housing units:
- |            |            |            |                 |             |
|------------|------------|------------|-----------------|-------------|
|            | One Family | Two Family | Multiple Family | Condominium |
| Initially  | _____      | _____      | _____           | _____       |
| Ultimately | _____      | _____      | _____           | _____       |
- i. Dimensions (in feet) of largest proposed structure \_\_\_\_\_ height; \_\_\_\_\_ width; \_\_\_\_\_ length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? \_\_\_\_\_ ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? NA tons/cubic yards
3. Will disturbed areas be reclaimed?  Yes  No  N/A
- a. If yes, for what intended purpose is the site being reclaimed? \_\_\_\_\_
- b. Will topsoil be stockpiled for reclamation?  Yes  No
- c. Will upper subsoil be stockpiled for reclamation?  Yes  No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? NA acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?  
 Yes  No
6. If single phase project: Anticipated period of construction \_\_\_\_\_ months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated \_\_\_\_\_ (number).
- b. Anticipated date of commencement phase 1 \_\_\_\_\_ month \_\_\_\_\_ year, (including demolition).
- c. Approximate completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year.
- d. Is phase 1 functionally dependent on subsequent phases?  Yes  No
8. Will blasting occur during construction?  Yes  No
9. Number of jobs generated: during construction NA; after project is complete \_\_\_\_\_.
10. Number of jobs eliminated by this project NA.
11. Will project require relocation of any projects or facilities?  Yes  No If yes, explain \_\_\_\_\_
12. Is surface liquid waste disposal involved?  Yes  No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount \_\_\_\_\_
- b. Name of water body into which effluent will be discharged \_\_\_\_\_
13. Is subsurface liquid waste disposal involved?  Yes  No Type \_\_\_\_\_
14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No  
Explain \_\_\_\_\_
15. Is project or any portion of project located in a 100 year flood plain?  Yes  No  don't know
16. Will the project generate solid waste?  Yes  No
- a. If yes, what is the amount per month \_\_\_\_\_ tons 3-5 cubic yards per week
- b. If yes, will an existing solid waste facility be used?  Yes  No
- c. If yes, give name \_\_\_\_\_; location \_\_\_\_\_
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?  Yes  No
- e. If Yes, explain \_\_\_\_\_
17. Will the project involve the disposal of solid waste?  Yes  No 3 cubic yards per week
- a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.
- b. If yes, what is the anticipated site life? \_\_\_\_\_ years.
18. Will project use herbicides or pesticides?  Yes  No
19. Will project routinely produce odors (more than one hour per day)?  Yes  No
20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No
21. Will project result in an increase in energy use?  Yes  No  
If yes, indicate type(s) \_\_\_\_\_
22. If water supply is from wells, indicate pumping capacity NA gallons/minute.
23. Total anticipated water usage per day \_\_\_\_\_ gallons/day.
24. Does project involve Local, State or Federal funding?  Yes  No  
If Yes, explain Possible SBA

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?  
Manufacturing
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile?  Yes  No
9. If the proposed action is the subdivision of land, how many lots are proposed? NA
- a. What is the minimum lot size proposed? \_\_\_\_\_
10. Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  Yes  No
- a. If yes, is existing capacity sufficient to handle projected demand?  Yes  No
12. Will the proposed action result in the generation of traffic significantly above present levels?  Yes  No
- a. If yes, is the existing road network adequate to handle the additional traffic?  Yes  No

**D. Informational Details**

Attach any additional information as may be needed to clarify your project if there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. Verification**

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

Applicant/Sponsor Name Jack Gindi Date 9/5/01  
 Signature [Signature] Title President

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

**Part 2-PROJECT IMPACTS AND THEIR MAGNITUDE**  
 Responsibility of Lead Agency

**General Information (Read Carefully)**

- In completing the form the reviewer should be guided by the question. Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance; identifying an impact in column 2 simply asks that it be looked at further.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts; consider long term, short term and cumulative effects.

**Instructions (Read carefully)**

- Answer each of the 19 questions in PART 2. Answer Yes if there will be any impact.
- Maybe answers should be considered as Yes answers.
- If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3

## EMPLOYMENT QUESTIONNAIRE

The New York City Industrial Development Agency requires all Applicants to fill out this Employment Questionnaire. As used in this Questionnaire, "Company" means the Applicant; "Project Location" means the project location which Applicant has identified in its Application; and "Tenant" means any person or entity to whom or to which Applicant intends to lease part or all of the Project Location. If Applicant is a real estate holding company, which is an affiliate of an operating company, and Applicant intends to lease the Project Location to such operating company, then, the Applicant and the operating company must fill out separate copies of this Questionnaire.

Name and Address of Company:

City Merchandise Inc.

68 34th Street, Brooklyn, NY 11232

Tax I.D. Number:                      D.O.L. Registration Number:                     

Phone Number:                     

Contact Person: Jack Gindi

Project Location: 248-250 40th Street, Brooklyn, NY 11232

Do you expect to conduct business at other locations in New York State? YES NO

Expected Construction Completion Date (where applicable):                     

Contact Person(s):                     

Phone Number:                     

D.O.L. Registration Number of your Tenant(s):                     

Complete the following information for the Project Location only. Do not include any subcontractors/subconsultants; include only employees and owners/principals on your payroll and on the payroll of your Tenants at the Project Location.

No. of jobs to be retained by the Company: 31, by your Tenant(s):                     

Projected Employment for the Company on an Annual basis:

1st.	2nd.	3rd.	4th.	5th.	6th.	7th. years
------	------	------	------	------	------	------------

<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>          </u>	<u>          </u>
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Projected Employment for your Tenant(s) on an Annual basis:

1st.	2nd.	3rd.	4th.	5th.	6th.	7th. years
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<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
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Total projected number of new jobs to be created over the next 7 years by the Company and your Tenant(s):

Company: 5 Tenant(s):                     

This section asks for more specific information about Applicant's operations. Please complete the following questions.

1. How many employees does Applicant employ in New York City at the time of the date of this Application?

Full Time 31 Part Time

How many employees does Applicant employ outside of New York City but in New York State at the time of the date of this Application?

Full Time \_\_\_\_\_ Part Time \_\_\_\_\_

Does Applicant intend to employ new employees at the proposed site, and/or will Applicant transfer current employees from premises presently being used? Please provide details.

I authorize any private or governmental entity, including but not limited to the New York State Department of Labor ("DOL"), to release to the New York City Industrial Development Agency (the "Agency") and/or to the New York City Economic Development Corporation ("EDC"), and/or to the successors and assigns of either (collectively, the "Information Recipients"), any and all employment information under DOL's control, which is pertinent to the Company and the Company's employees. In addition, upon the Agency's request, the Company shall provide to the Agency any employment information in the Company's possession which is pertinent to the Company and the Company's employees. Information released or provided to Information Recipients by DOL, or by any other governmental entity, or by any private entity, or by the Company itself, or any information previously released as provided by all or any of the foregoing parties (collectively, "Employment Information"), may be disclosed by the Information Recipients in connection with the administration of the programs of the Agency, and/or EDC, and/or the successors and assigns of either, and/or the City of New York, and/or as may be necessary to comply with law; and without limiting the foregoing, the Employment Information may be included in (x) reports prepared by the Information Recipients pursuant to New York City Local Law 69 of 1993, (y) other reports required of the Agency, and (z) any other reports required by law. This authorization shall remain in effect throughout the term of this Lease.

Name of Company: City Merchandise Inc.

Signature of Principal/Owner/Chief Financial Officer

8/17/01

Date

Attach to this Questionnaire (1) your most recent IA-5 form and (2) completed Employment Questionnaire(s) and IA-5 form(s) from your Tenant(s). Attach additional pages if necessary.

EMPLOYMENT QUESTIONNAIRE

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City Merchandise Inc.

68 34th Street, Brooklyn, NY 11232

Tax I.D. Number: [redacted] D.O.L. Registration Number: \_\_\_\_\_

Phone Number: [redacted]

Contact Person: Jack Gindi

Project Location: 248-250 40th Street, Brooklyn, NY 11232

Do you expect to conduct business at other locations in New York State YES NO

Expected Construction Completion Date (where applicable): \_\_\_\_\_

Contact Person(s): \_\_\_\_\_

Phone Number: \_\_\_\_\_

D.O.L. Registration Number of your Tenant(s): \_\_\_\_\_

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No. of jobs to be retained by the Company: 31, by your Tenant(s): \_\_\_\_\_

Projected Employment for the Company on an Annual basis:

1st. 2nd. 3rd. 4th. 5th. 6th. 7th. years

1 1 1 1 1 \_\_\_\_\_

Projected Employment for your Tenant(s) on an Annual basis:

1st. 2nd. 3rd. 4th. 5th. 6th. 7th. years

\_\_\_\_\_

Total projected number of new jobs to be created over the next 7 years by the Company and your Tenant(s):

Company: 5

Tenant(s): \_\_\_\_\_

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Name of Company: City Merchandise Inc.  
Signature of Principal/Owner/Chief Financial Officer: [Handwritten Signature] Date: 8/17/01

Attach to this Questionnaire (1) your most recent IA-5 form and (2) completed Employment Questionnaire(s) and IA-5 form(s) from your Tenant(s). Attach additional pages if necessary.