APPENDIX A

Full Environmental Assessment Form Part 1
Full Environmental Assessment Form Part 2
Full Environmental Assessment Form Part 3

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 181 Livingston Street Brooklyn Prospect High School		
Project Location (describe, and attach a general location map): 181 Livingston Street, Brooklyn, NY 11201		
Brief Description of Proposed Action (include purpose or need): A NY State Environmental Quality Review (SEQR) Full Environmental Assessment Form (FEAF) is required for the approval of an EDC Build NYC proposed bond issuance for Brooklyn Prospect High School. The School is currently located at 3002 Ft Hamilton Pkwy and seeks to relocate to 181 Livingston Street in Downtown Brooklyn, NY. The proposed school would occupy 108,000-sf on floors 9, 10, and 11 of the new glass office tower constructed as part of the 2020 redevelopment of The Wheeler, constructed atop the historic Abrahms & Straus/Macy's Department Store. With this move, the School will be expanding enrollment from approximately 800 to approximately 1200 students - supported by 169 staff by full enrollment in 2029-2030 school year. The School seeks to finance a 108,000-sf renovation and as such this project would exceed the SEQR Type I threshold as the structure is deemed eligible for listing on the State Register of Historic Places. This reduces the typical 240,000 sf threshold for Type I actions to 60,000 sf per NYCRR Part 617.4(b)(9) necessitating the preparation of a SEQR EAF. The opening date for school opening is September 2026.		
Name of Applicant/Sponsor: Brooklyn Prospect Schools	Telephone: (718) 643-1086 x 4013 E-Mail: hprince@prospectschools.org	
Address: 397 Bridge Street		
City/PO: Brooklyn	State: NY	Zip Code: 11201
Project Contact (if not same as sponsor; give name and title/role): Hilary Prince (Brooklyn Prospect Schools Chief Finance & Growth Officer)	Telephone: (718) 643-1086 x 4013 E-Mail: hprince@prospectschools.org	
Address: 397 Bridge Street		
City/PO: Brooklyn	State: NY	Zip Code: 11201
Property Owner (if not same as sponsor): Tishman Speyer	Telephone: 646.404.2580 E-Mail: CAnderso@tishmanspeyer.com	
Address: 45 Rockefeller Plaza		
City/PO: New York	State: New York	Zip Code: 10111

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, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☐Yes ☑No		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	New York City Economic Development Corporation - BuildNYC Bond	June 2025
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑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? ☐Yes ☑No

- **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? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑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?) ☐Yes ☑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? ☐Yes ☑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?
C5-4 (Commercial) and DB (Special Downtown Brooklyn District)

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

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

C.4. Existing community services.

a. In what school district is the project site located? 15

b. What police or other public protection forces serve the project site?
Police Precinct 84

c. Which fire protection and emergency medical services serve the project site?
Fire Company L110

d. What parks serve the project site?
Columbus Park, University Place, Fort Greene Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Community Facility (school)

b. a. Total acreage of the site of the proposed action? 1.75 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 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: 10 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

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

If Yes,

i. Total number of structures _____

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: 24,000 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: Catskill/Delaware
- 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: 30,360 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary waste

_____

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

If Yes:

- Name of wastewater treatment plant to be used: Newtown Creek Wastewater Treatment Plant
- Name of district: Newtown Creek
- 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:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

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

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does 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:

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

_____

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

_____

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

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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): _____

_____

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

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

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

NA

vi. Are public/private transportation service(s) or facilities available within ½ 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: Closed
- Saturday: Closed
- Sunday: Closed
- Holidays: Closed

ii. During Operations:

- Monday - Friday: 7:00 am - 4:00 pm
- Saturday: Closed
- Sunday: Closed
- Holidays: Closed

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

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

_____

_____

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

Describe: _____

_____

n. Will the proposed action have outdoor lighting? ☐ Yes ☑ No

If yes:

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

_____

_____

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

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

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

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

_____

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

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

t. Will 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): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.75	1.75	0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

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:

Brooklyn Prospect Charter School (Proposed Location / Project Site), Brooklyn RISE Charter School, P.S. 261 Zipporiah Mills, Brooklyn Frontiers High School, Brooklyn Prospect Downtown Elementary School, Brooklyn Prospect Downtown Middle School, BASIS Independent Brooklyn

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): C224125, C224128, C224134, C224342, C224345

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

C224125: Application to BCP Denied 4/28/2009. C224128: Remediation Completed (BCP). C224134: Remediation Completed (BCP). C224342: Remediation Completed (BCP) C224345: Remediation Completed (BCP)

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? 100 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:

UtA (Urban Land, tell substratum)	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: 40 feet

e. Drainage status of project site soils:

☐	Well Drained:	% of site
☑	Moderately Well Drained:	100 % 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: Sole Source Aquifer Names:Brooklyn-Queens SSA

m. Identify the predominant wildlife species that occupy or use the project site:
NA

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ 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:
- 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? ☑ Yes ☐ No

If Yes:
i. Species and listing (endangered or threatened):
Peregrine Falcon

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? ☐ Yes ☑ No

If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ 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? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ 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? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ 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? ☐ Yes ☑ 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? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: Eligible property:Abraham & Straus Department Store (ca. 1870s/1883;, State Street Houses, Gage and Tollner Restauran...

iii. Brief description of attributes on which listing is based:

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? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

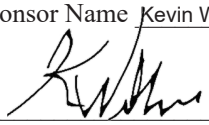
Attach any additional information which may be needed to clarify your project.

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.

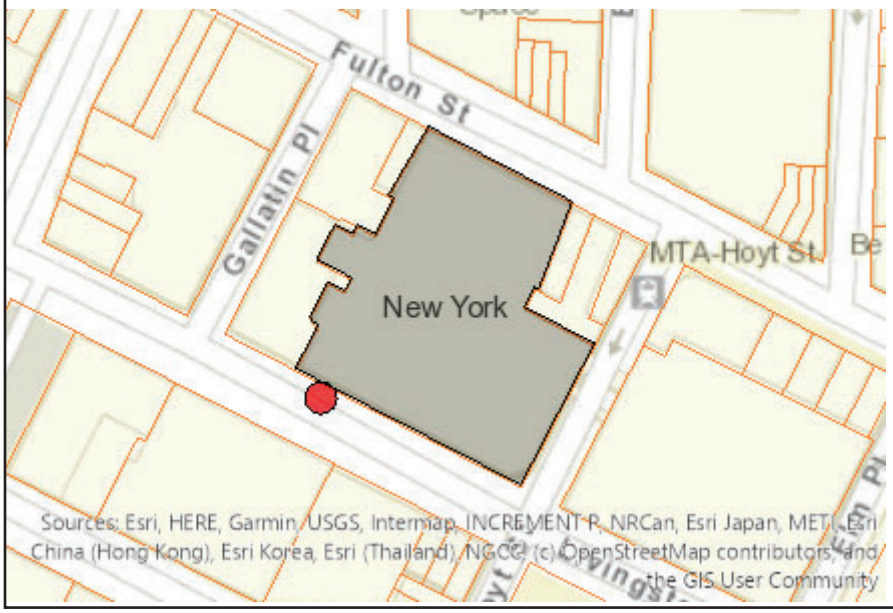
Applicant/Sponsor Name Kevin Williams, GZA GeoEnvironmental Date 6-3-2025

Signature  Title Vice President, Associate Principal

PRINT FORM

EAF Mapper Summary Report

Tuesday, February 25, 2025 2:48 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C224125, C224128, C224134, C224342, C224345
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Brooklyn-Queens SSA
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Peregrine Falcon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Abraham & Straus Department Store (ca. 1870s/1883;, State Street Houses, Gage and Tollner Restaurant, Offerman Building
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No


Jay St - MetroTech
Dekalb Av
Hoyt St
Nevins St
Borough Hall
Hoyt - Schermerhorn Sts
Project Site
Downtown
Boerum Hill
Columbus Park
ADAMS ST
PEARL ST
LAWRENCE ST
BRIDGE ST
DUFFIELD ST
FLEET PL
GALLATIN PL
HOYT ST
ELM PL
BOND ST
BOERUM PL
SMITH ST
COURT ST
FULTON
LIVINGSTON ST
STATE ST
ATLANTIC AVE
PACIFIC ST
DEAN ST
Legend
1/4-Mile Radius
School Entrance
Subway Station Entrance
Bus Stop

Agency Use Only [If applicable]

Project : Brooklyn Prospect Charter School

Date : July 11, 2025

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

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)

☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	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	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____ _____		☐	☐

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	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

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	□	□
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	□	□
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	□	□
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	□	□
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	□	□
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	□	□
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	□	□
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	□	□
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	□	□
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	□	□
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	□	□

l. Other impacts: _____ _____		□	□

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☑ NO ☐ YES

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	□	□
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	□	□
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	□	□
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	□	□
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	□	□
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	□	□
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	□	□
h. Other impacts: _____ _____		□	□

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

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	□	□
b. The proposed action may result in development within a 100 year floodplain.	E2j	□	□
c. The proposed action may result in development within a 500 year floodplain.	E2k	□	□
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	□	□
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	□	□
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	□	□

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑ NO ☐ YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	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)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
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	☐	☐
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	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

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.) ☑ NO ☐ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐

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	□	□
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	□	□
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	□	□
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	□	□
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	□	□
j. Other impacts: _____ _____		□	□

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	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	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
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	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

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.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	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	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
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	 ☐ ☐	 ☐ ☐
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	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

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.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	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	☑	☐
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	☑	☐
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	☑	☐

d. Other impacts: _____ _____		☑	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
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	☐	☐

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.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ 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	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

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)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ 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	□	□
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	□	□
c. Other impacts: _____ _____		□	□

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	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: _____ _____		☑	☐

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	□	□
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	□	□
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	□	□
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	□	□
e. Other Impacts: _____ _____			

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	□	□
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	□	□
c. The proposed action may result in routine odors for more than one hour per day.	D2o	□	□

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

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

	Relevant Part I Question(s)	No,or small impact may cccur	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	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
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	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
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	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
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, Elb	☐	☐
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	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
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	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

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.

The Build NYC Resource Corporation (BuildNYC), as Lead Agency for this review, has determined that the Project as described in the EAF parts 1 and 2 will not result in any significant adverse environmental impacts.

The attached expanded EAF part 3 provides reasons supporting this determination.

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
SHPO correspondence, FEMA Firm Web portal, EAS from applicant

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Build NYC Resource Corporation 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:	Brooklyn Prospect Charter School
Name of Lead Agency:	Build NYC Resource Corporation
Name of Responsible Officer in Lead Agency:	Sam Justiniano
Title of Responsible Officer:	Planner
Signature of Responsible Officer in Lead Agency:	Sam Justiniano — Date: July 11, 2025
Signature of Preparer (if different from Responsible Officer)	Date:

For Further Information:

Contact Person: Sam Justiniano

Address: One Liberty Plaza, New York NY 10022

Telephone Number: 9176288352

E-mail: sjustiniano@edc.nyc

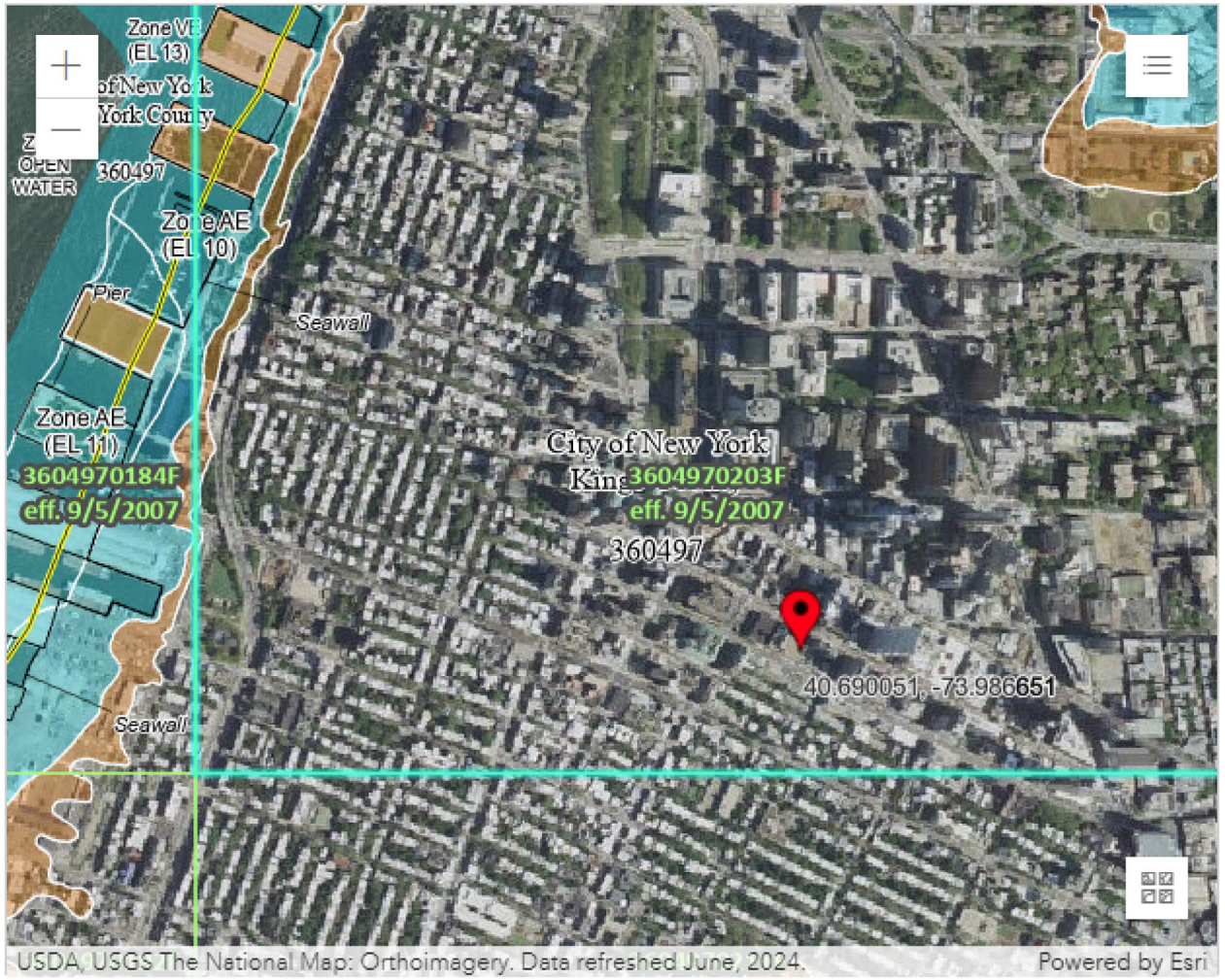
For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

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

PRINT FULL FORM

APPENDIX B

Area of Minimal Flood Hazard



PIN
Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
Selected FloodMap Boundary
Digital data available
No digital data available
Unmapped

OTHER AREAS
Area of Minimal Flood Hazard
Effective LOMRs
Area of Undetermined Flood Hazard
Otherwise Protected Area
Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
With BFE or Depth
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Flood Risk due to Levee. See Notes.
Area with Flood Risk due to Levee

OTHER FEATURES
Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

APPENDIX C

181 Livingston Street Brooklyn Prospect High School
Environmental Assessment Statement

Appendix A, Appendix B, Appendix C collectively the Appendices can be accessed at:

https://edc.nyc/build-nyc-disclosures

Known for excellence.
Built on trust.

181 Livingston Street
Brooklyn Prospect High School
Environmental Assessment Statement
72-21 Variance

Address: 181 Livingston Street, Brooklyn 11201

Block 156

Lot 7502

Lead Agency:
NYC Economic Development Corportation
One Liberty Plaza
New York, NY 10006

Prepared for:
Prospect Schools
397 Bridge Street
Brooklyn, NY 11201

Prepared by:
GZA GeoEnvironmental Inc.

Date Submitted:
June 3, 2025

GZA GeoEnvironmental
55 Lane Road | Fairfield, NJ 07004
104 West 29th St, 10th Fl | New York, NY 10001
www.gza.com | GZA LinkedIn

Table of Contents

Appendices

EAS SHORT FORM

City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME Brooklyn Prospect Charter High School

1. *Reference Numbers*

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

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY NYC Economic Development Corporation			NAME OF APPLICANT Prospect Schools		
NAME OF LEAD AGENCY CONTACT PERSON Micheal Parella			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Kevin Williams		
ADDRESS One LIberty Plaza			ADDRESS 104 W 29th St		
CITY 104	STATE NY	ZIP 10006	CITY New York	STATE NY	ZIP 10001
TELEPHONE 347-920-6997	EMAIL mparella@edc.com		TELEPHONE 973-309-5855	EMAIL kevin.williams@gza.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):

Action Type (refer to CEQR Technical Manual Chapter 2, "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

The project involves the reloaction of Brooklyn Prospect High School, currenlty at 3002 Fort Hamilton Parkway to 181 Livingston Street. The proposed school would occupy 108,000-sf on floors 9, 10, and 11 of the new glass office tower constructed as part of the 2016–2020 redevelopment of The Wheeler, a newly constructed office building atop the historic Abraham & Straus / Macy's Department Store building. The school will accommodate grades 9 – 12. At full capacity, the school is expected to enroll approximately 1,202 students and employ up to 169 staff. The opening date that the School is working towards is September 2026.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 2	STREET ADDRESS 181 Livingston St
TAX BLOCK(S) AND LOT(S) 156; 7502		ZIP CODE 11201

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Project Site is a through lot, with entry fronting on Livingston Street and to the north on Fulton Street, and is bounded to the west by Hoyt Street, and to the east by Gallatin Place.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C5-4/ Special Downtown Brooklyn District	ZONING SECTIONAL MAP NUMBER 16c

5. *Required Actions or Approvals* (check all that apply)

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

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☐ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☐ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☐ YES ☐ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

- ☐ LEGISLATION
- ☐ RULEMAKING
- ☐ CONSTRUCTION OF PUBLIC FACILITIES
- ☐ 384(b)(4) APPROVAL
- ☐ OTHER, explain:
- ☐ FUNDING OF CONSTRUCTION, specify:
- ☐ POLICY OR PLAN, specify:
- ☒ FUNDING OF PROGRAMS, specify: Build NYC
- ☐ PERMITS, specify:

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

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

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

6. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

- ☒ SITE LOCATION MAP
- ☒ ZONING MAP
- ☐ SANBORN OR OTHER LAND USE MAP
- ☒ TAX MAP
- ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
- ☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 108,000
Waterbody area (sq. ft.) and type:
Roads, buildings, and other paved surfaces (sq. ft.):
Other, describe (sq. ft.):

7. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 108,000
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 1,061,685 (project occupies 108,000-sf on floors 9,10, and 11
HEIGHT OF EACH BUILDING (ft.): 276
NUMBER OF STORIES OF EACH BUILDING: 14

Does the proposed project involve changes in zoning on one or more sites? ☐ YES ☒ NO
If "yes," specify: The total square feet owned or controlled by the applicant:
The total square feet not owned or controlled by the applicant:

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

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2026
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 10
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: fit out of shell space for school

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

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
Commercial	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	vacant commercial space on 9,10, and 11th floors of 14 story building	tenanted commercail office space	)	
Gross floor area (sq. ft.)	0	108,0000		-108,000
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type			High School	High School
Gross floor area (sq. ft.)			108,000	108,000
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
POPULATION				
Residents	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If "yes," specify number:				
Briefly explain how the number of residents was calculated:				
Businesses	☐ YES ☒ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. and type		1		1
No. and type of workers by business		360 office workers		360
No. and type of non-residents who are not workers		50 daily visitors		50
Briefly explain how the number of businesses was calculated:	Assuming no action tenancy of proposed school space at a rate of 1 employee per 300 sf			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If any, specify type and number:			1,202 students, 169 staff	1,202 students, 169 staff
Briefly explain how the number was calculated:	This is proposed number of students and staff for the school			
ZONING				
Zoning classification	C5-4/DB	C5-4/DB	C5-4/DB	C5-4/DB
Maximum amount of floor area that can be developed	108,000-sf (the action only effects the proposed space for occupancy)	108,000-sf (the action only effects the proposed space for occupancy)	108,000-sf (the action only effects the proposed space for occupancy)	108,000-sf (the action only effects the proposed space for occupancy)
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Commercial, mixed residential and commercial, institutional	Commercial, mixed residential and commercial, institutiona	Commercial, mixed residential and commercial, institutiona	Commercial, mixed residential and commercial, institutiona
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☐	☒
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☐
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☐
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☐	☒
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
○ Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☐
○ If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
○ Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	☐	☐

	YES	NO
enhance, or otherwise protect it?		
iv. Indirect Business Displacement		
○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☐
○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☐
v. Effects on Industry		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Early Childhood Programs		
○ Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project result in a collective utilization rate of the Early Childhood Programs in the study area that is greater than 100 percent?	☐	☐
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
ii. Public Schools		
○ Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project result in a utilization rate of the elementary or middle schools that is equal to or greater than 100 percent?	☐	☐
○ If "yes," would the project generate 100 or more elementary or middle school students past the 100% utilization rate?	☐	☐
○ If "yes," would the project result in a utilization rate of the high schools that is equal to or greater than 100 percent?	☐	☐
○ If "yes," would the project increase the high school utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
iii. Libraries		
○ Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
○ If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iv. Health Care Facilities		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☐
○ If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☐	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☐
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year.		

	YES	NO
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
(c) If "yes" to either of the above, please provide the information requested in Chapter 10.		
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☐	☒
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒

	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 2016		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
○ If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 27,075,600,000		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☒	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☒
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☒	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, bus stop, or Citywide Ferry Service landing?	☒	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☐	☒
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☐	☒
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☐	☒
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒

	YES	NO
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☒	☐
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☐
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☐
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. Constrution while in a CBD is only for interior fit out, side streets such as Hoyt could be used to stage limited cosntruciton activity and would not result in signficant construction impact to the neighborhood and would be limited to a duration under 10 months.		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Kevin Williams		5-30-25

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

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

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

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

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

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☐ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

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

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

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

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

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
NAME	DATE
SIGNATURE	

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which that finds the proposed project:

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE	LEAD AGENCY
NAME	DATE
SIGNATURE	

Figure 1.1-1: Site Location Map

Figure 1.1-2: Existing Land Use Map

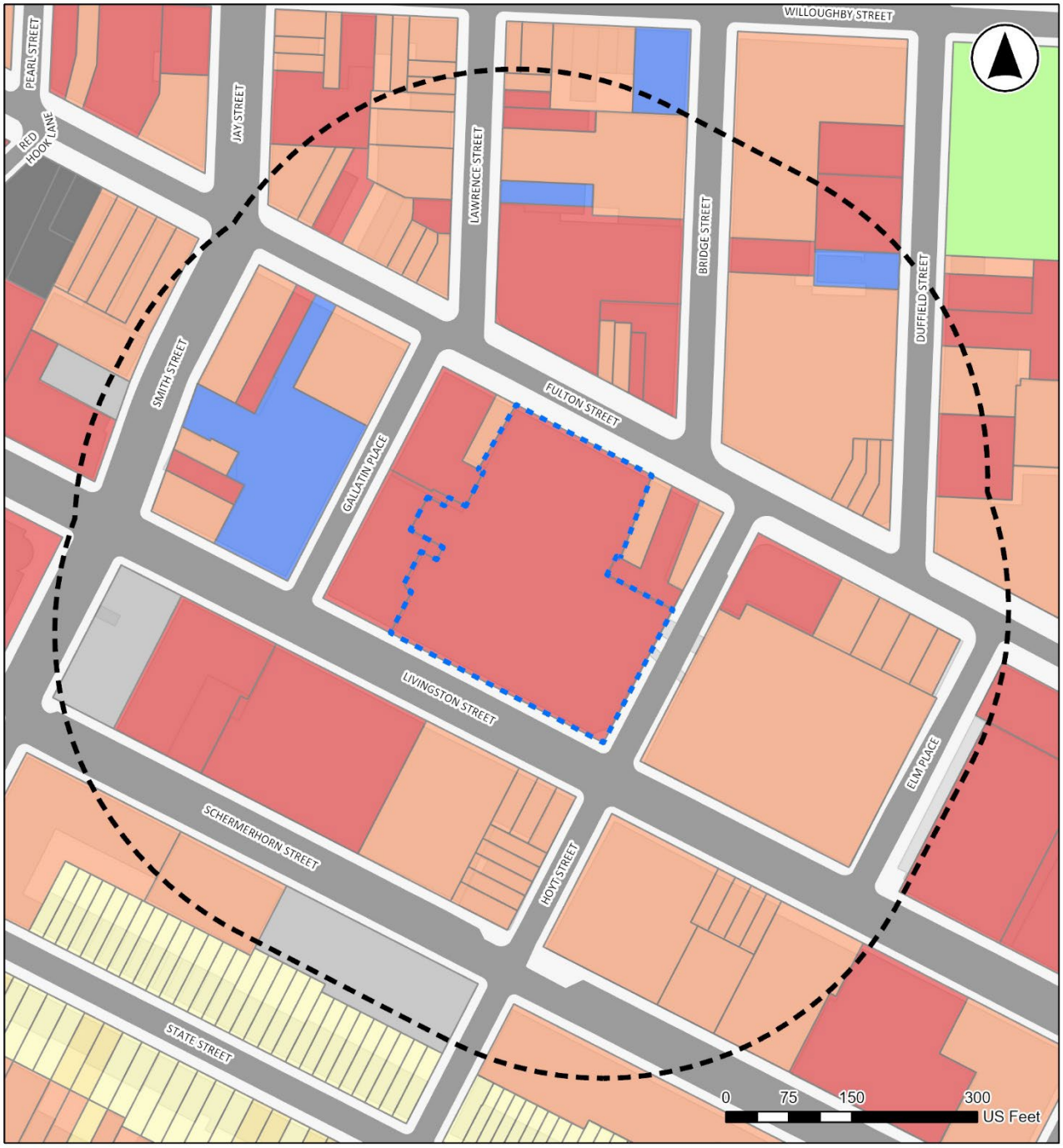
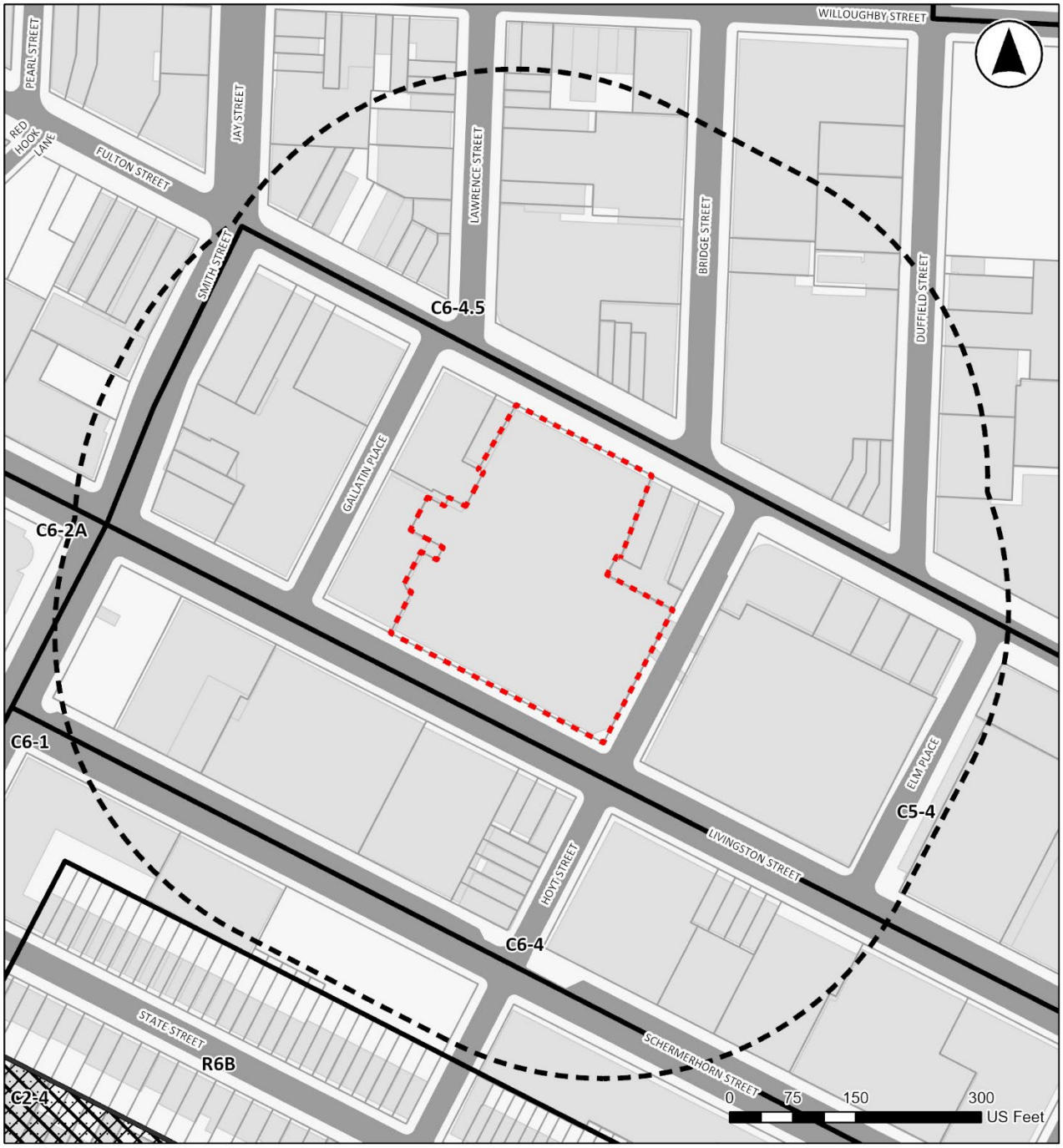


Figure 1.1-3: Zoning Sectional Map



LEGEND

PROJECT SITE
400' STUDY AREA
ZONING DISTRICTS

COMMERCIAL OVERLAYS
C1-1
C1-2
C1-3
C1-4
C1-5
C2-1
C2-2
C2-3
C2-4
C2-5

Figure 1.1-4: Tax Map

Figure 1.1-5: Site Photos

1 Project Description

1.1 Introduction

Prospect Schools, Brooklyn Prospect High School (the Applicant) is seeking tax exempt bond financing under Build NYC Program to effectuate the movement of existing school at 3002 Fort Hamilton Parkway, Brooklyn to 181 Livingston Street, Brooklyn.

The Project Site, also known as Block 156, Lot 7502 on the Brooklyn Tax Map, is located at 181 Livingston Street within Downtown Brooklyn neighborhood Community District 2 and Community School District 15.. The Project Site consists of a single, L-shaped tax lot of approximately 76,094 square feet-(sf) and has main access points on Livingston Street and Fulton Street with additional access from Hoyt Street.

The Project Site is currently developed with a 14-story, 256-foot-tall commercial building (the Subject Building). The building contains approximately 1,061,685 gross square feet. The Project Site is identified as a State Register of Historic Places Eligible building and was the subject of an extensive expansion and rehabilitation project completed in 2020, that resulted in the expansion of atop the historic Art Deco building containing a Macy's Department Store. This expansion added 843,830-sf and 10 stories to the existing building. The requested NYC Build financing would facilitate interior renovations to this expansion area on floors 9 through 11 totaling 108,000-sf. The Proposed Development would house approximately 1202 students and 169 students at full occupancy by the 2029-2030.

The Project Site is located within an underlying C5-4 zoning district, within the Special Downtown Brooklyn District. The Proposed Development is compliant with this zone as of right. Prospect Schools seeks to finance the proposed 108,000-sf renovation at 181 Livingston Street via the Build NYC Program – a State and Local funding source, and as such this project would exceed the SEQR Type I threshold as the structure is deemed eligible for listing on the State Register of Historic Places. This reduces the typical 240,000 sf threshold for Type I actions to 60,000 sf per NYCRR Part 617.4(b)(9) necessitating the preparation of a SEQR EAF.

1.2 Description of the Project Site

The Project Site is located at 181 Livingston Street (AKA 422 Fulton Street), also known as Block 156, Lot 7402, within the Downtown Brooklyn neighborhood. The Project Site is a through lot, with entry fronting on Livingston Street and to the north on Fulton Street, and is bounded to the west by Hoyt Street, and to the east by Gallatin Place. The Project Site consists of a single 75,094-sf L-shaped lot with approximately 181 feet of frontage on Fulton Street and 87.33 feet of frontage on Quincy Avenue and Swinton Avenue, respectively.

The Project Site was originally zoned C5-4 under the 1961 zoning ordinance. The C5-4 zoning district is a high-density commercial zone that permits a wide range of commercial and residential uses. Key features include:

- **Commercial Floor Area Ratio (FAR)**: Up to 15.0
- **Residential FAR**: Up to 10.0 (equivalent to R10 residential districts)
- **Permitted Uses**: Offices, retail stores, hotels, and residential buildings
- **Parking Requirements**: Generally, no parking is required for commercial or residential uses in Downtown Brooklyn

These regulations provide significant flexibility for high-density, mixed-use developments and allow the proposed occupancy of the subject site as a UG 3A school..

The Project Site is also located in the Special Downtown Brooklyn District (DB). The Special Downtown Brooklyn District (DB) establishes special height and setback regulations and urban design guidelines to promote and support the continued growth of Downtown Brooklyn as a unique mixed-use area. The economic, civic and retail center of the borough, Downtown Brooklyn is the city's third largest central business district — a hub of office buildings, courthouses and government buildings, major academic and cultural institutions, and active retail corridors. It is surrounded by historic residential neighborhoods. The Proposed Development is not impacted by nor impacts the DB.

As noted above, the Project Site was the subject of a significant development expansion that concluded in 2020, known as the Wheeler. The building at 422 Fulton Street in Downtown Brooklyn, is a mixed-use development that combines historic architecture with modern additions. The original structure, former Abraham and Stauss (A&S) building, later tenanted and rebranded as Macy's in 1995, is a four-story, State Historic Register eligible building. A significant renovation and vertical expansion were completed in 2020, adding a 14-story, 256-foot glass office tower atop the historic building. The combined structure reaches a total height of 276 feet

The Wheeler now offers over 840,000 square feet of commercial space, featuring office floors with 16-foot ceilings and outdoor terraces. Macy's recently ceased their operations on the lower levels which are currently vacant, while the upper floors serve as modern office spaces

Currently, the portions of the 9-11th floors of the Wheeler, that would be occupied by the Proposed Development for a High School, are untenanted white box space.

1.3 Description of the Surrounding Area

The Project Site is located within the Downtown Brooklyn neighborhood of Brooklyn Community District 2, roughly bounded by Livingston Street and Fulton Street to the south and north

respectively, both 80-foot-wide streets, and Gallant Place and Hoyt Street to the east and west respectively, both 50-foot-wide streets. The Downtown Brooklyn neighborhood in which 181 Livingston Street is situated, is a highly accessible and pedestrian-friendly area of Downtown Brooklyn. The neighborhood's comprehensive transit options, improved pedestrian infrastructure, and diverse land uses make it a desirable location for residents, businesses, and visitors alike.

The area surrounding the Project Site is exceptionally well-served by the New York City Subway system:

Subway:

- **Hoyt–Schermerhorn Streets station**: Served by the A, C, and G lines, this station is within a short walking distance.
- **Jay Street–MetroTech station**: Served by the A, C, F, and R lines, providing additional connectivity.
- **Nevins Street station**: Served by the 2, 3, 4, and 5 lines, offering further transit options.

These stations collectively offer access to multiple subway lines, facilitating convenient travel throughout Brooklyn and to other boroughs.

Bus Service:
Livingston Street is a significant bus corridor in Downtown Brooklyn, featuring dedicated bus lanes that enhance transit efficiency. Key bus routes serving this area include:

- **B41**: Runs along Livingston Street and Flatbush Avenue, connecting Downtown Brooklyn to Kings Plaza.
- **B45**: Traverses Livingston Street, linking Downtown Brooklyn with Crown Heights.
- **B67 and B103**: Also operate along Livingston Street, providing additional transit options.

The presence of these routes underscores the area's robust bus network, facilitating efficient intra-borough travel.

Pedestrian Accommodations:

Downtown Brooklyn has undergone significant streetscape improvements aimed at enhancing pedestrian safety and comfort. Livingston Street, in particular, has been redesigned to include:

- **Widened sidewalks**: Providing ample space for pedestrian movement.
- **Improved crosswalks**: Enhancing safety at intersections.NYC.gov
- **Dedicated bus lanes**: Reducing conflicts between buses and other vehicles, thereby improving pedestrian safety.

These enhancements contribute to a more walkable and pedestrian-friendly environment.

Land Use and Urban Character

The vicinity of 181 Livingston Street is characterized by a diverse mix of land uses:

- **Commercial**: The area hosts numerous office buildings, retail establishments, and dining options, reflecting its status as a central business district.
- **Residential**: A variety of housing options, including high-rise apartments and condominiums, contribute to the neighborhood's residential character.
- **Institutional**: Educational institutions such as NYU Tandon School of Engineering and Brooklyn Law School are located nearby, adding to the area's vibrancy.

This mix of uses creates a dynamic urban environment that supports a live-work-play lifestyle.

1.4 Description of the Proposed Project

Prospect Schools seeks to finance the proposed 108,000-sf renovation and fit-out of the 9-11th floors of the Wheeler, and installation of entry signage and lobby renovation at 181 Livingston Street via the Build NYC Program – a local tax-exempt bond financing program administered by NYC EDC.

The Proposed Development would convert a portion of the first floor to create a school lobby entry on 181 Livingston Street – (see Photo 4) and apply new exterior signage at the 181 Livingston entry (see Photo 6). The school lobby would provide dedicated elevator access to the 9th floor (see Photo 1 and 3), which would serve as the entry to administrative, classroom and associated spaces as well as to classroom and accessory spaces on the 10th and 11th floors. Emergency stair access would be provided from the ground floor to floors 9 through 11. The 9th floor would also feature a 5,053-sf cafeteria, 10th floor would feature a 6657-sf gymnasium that would rise to the 11th floor. The 10th floor would also feature an outdoor roof terrace totaling 3,679-sf

Photo 1: The Wheeler – 9th Floor White Box Space

Photo 2: The Wheeler – 9th Floor Restrooms

Photo 3: The Wheeler – 9th Floor Elevator Lobby

Photo 4: The Wheeler – Ground Floor Lobby

Photo 5: The Wheeler – Lobby Entrance at 181 Livingston Street

Photo 6 (Rendering): Proposed School Entrance (Brooklyn Prospect)

1.5 Description of the School

Existing/Proposed Student Population

Currently Brooklyn Prospect High School I located at 3002 For Hamilton Parkway about 3 miles southeast of the Proposed Downtown Brooklyn location.

As of Fall 2025, expected occupancy of existing premises at 3002 Fort Hamilton Parkway is 775 students and 118 staff. Building is approximately 70,000 sf. This school has been operating grades 9-12 since 2015, but enrollment at each grade level has expanded as we have added additional middle schools to our network. Beginning in 2019, Brooklyn Prospect began enrolling ~200 9th graders each year, and in 2026 that number will increase to ~300.

Feeder schools for the proposed High School at 181 Livingston are as follows:

i. Downtown Middle School, 80 Willoughby St, Brooklyn
    1. 315 students, grades 6-8
ii. Clinton Hill Middle School, 1100 Fulton St, Brooklyn
    1. 345 students, grades 6-8
iii. Sunset Yards Middle School, 341 39th St, Brooklyn
    1. 216 students, grades 6-8 (as of Fall 2025; school is still scaling)
iv. Windsor Terrace Middle School (opening Fall 2026), 3002 Ft Hamilton Pkwy, Brooklyn

As shown in **Table 1.5-1** below, it is anticipated that the school would reach 1202 students grades 9-12 by 2029-2030 and a peak of 169 staff.

Table 1.5-1: 181 Livingston High School Student and Staff Population by Year

School Year	Grades	Total Students	9	10	11	12	Total Staff
2026-2027	9-12	900	324	195	180	201	130
2027-2028	9-12	987	324	308	185	170	144
2028-2029	9-12	1,095	324	308	292	171	157
2029-2030	9-12	1,202	324	308	292	278	169

The proposed hours of operation are from 730 AM to 6 PM, Monday through Friday. Proposed Hours of Operation Sports and after-school clubs will run daily during a typical window from 4-6pm. Programming may be held in classrooms, auditorium, cafeteria and gymnasium. At minimum, 25% of students and staff would be participating in after-school activities.

1.6 Purpose and Need

Brooklyn Prospect High School at 3002 Fort Hamilton Parkway, has grown beyond the ability of its current building to accommodate its present student population and forecast long range student demand resulting from it recognized quality as an academic institution as well as population growth of Downtown and Central Brooklyn. The proposed 181 Livingston location is better suited in terms of the catchment area for future student demand and far better connected to transit access for students and care givers. In support of the efforts to relocate and tenant three floors (9^{th}-11^{th}) of the Wheeler building at 181 Livingston Street, Prospect Schools seeks tax exempt bond financing through the Build NYC program, administered by NYC EDC. As the former Abraham and Straus (A&S) building at 181 Livingston Street is deemed eligible for listing on the State Register (SR) of Historic Places and this portion sits under the expanded 2020 edition – the Proposed Development is subject to City Environmental Quality Review and State Environmental Quality Review (SEQR). The presence or adjacency of a potential eligible S/N resource, the typical 240,000 sf threshold for Type I actions is adjusted to 60,000 sf per NYCRR Part 617.4(b)(9) necessitating an environmental assessment.

1.7 Analysis Framework

The analysis framework compares the incremental difference between the proposed and potential development under the Proposed Action (Future With-Action Condition) and the development that could occur under the existing zoning (Future No-Action Condition) by the build year specified below. This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Action occurring in a study area of approximately 400 feet around the Project Site, also known as the Surrounding Area. The analysis framework is described below:

Build Year

The build year for the analysis is anticipated to be 2026, considering a 3-month Environmental Approval process and a 10-month construction schedule for the Proposed Project.

Future No-Action Condition

The Project Site is currently developed with a 14-story, 256-foot-tall commercial building (the Subject Building). The building contains approximately 1,061,685 gross square feet and the Proposed Development would occupy 108,000-sf on the 9,10^{th} and 11^{th} floors and provide a lobby entry on the first floor at 181 Livingston Street. In absence of the Proposed Development, we assume that the 108,000-sf intended for occupation by the Proposed School would be tenanted by an as-of-right commercial office use totaling 108,000-sf.

Future With-Action Condition

The requested NYC Build financing would facilitate interior renovations to this expansion area on floors 9 through 11 totaling 108,000-sf, with access through a dedicated first floor lobby at 181 Livingston Street. The Proposed Development would be operational by fall of 2026 and house approximately 1202 students and 169 students at full occupancy by the 2029-2030.

2 Environmental Review

The following technical sections are provided as supplemental assessments to the EAS Short Form. Part II: Technical Analyses of the EAS forms a series of technical thresholds for each analysis area in the respective chapter of the *2021 CEQR Technical Manual*. If the proposed project was demonstrated not to meet or exceed the threshold, the 'NO' box in that section was checked; thus, additional analyses were not needed. If the proposed project was expected to meet or exceed the threshold, or if this was not able to be determined, the 'YES' box was checked on the EAS Short Form, resulting in a preliminary analysis to determine whether further analyses were needed. For those technical sections, the relevant chapter of the *2021 CEQR Technical Manual* was consulted for guidance on providing additional analyses (and supporting information, if needed) to determine whether detailed analysis was needed.

A 'YES' answer was provided in the following technical analysis areas on the EAS Long Form:

- Historical and Cultural Resources
- Transportation
- Construction

2.1 Historic and Cultural Resources

Pursuant to Chapter 9 of the *2021 CEQR Technical Manual*, an assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance unless such disturbance occurs in an area that has been formerly excavated.

The term "historic resources" defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include: the New York City Landmarks Preservation Commission (LPC) designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

A NY State Environmental Quality Review (SEQR) Full Environmental Assessment Form (FEAF) is required for the approval of an EDC Build NYC proposed bond issuance for The Brooklyn Prospect Charter School. The School is currently located at 3002 Ft Hamilton Pkwy but is relocating to 181 Livingston Street in Downtown Brooklyn, NY. With this move, the School will be expanding enrollment from approximately 800 to approximately 1200 students. The School seeks to finance a 108,000 square foot renovation, and as such, this project would exceed the SEQR Type I threshold, as the structure is deemed eligible for listing on the State Register of Historic Places.

This reduces the typical 240,000 square foot threshold for Type I actions to 60,000 square feet per NYCRR Part 617.4(b)(9), necessitating the preparation of a SEQR EAF. The School will occupy floors 9 through 11 of The Wheeler, a newly constructed office building atop the historic Abraham & Straus / Macy's Department Store building.

Architectural Resources

Per CEQR Technical Manual guidelines, impacts on historic resources are considered on those sites affected by the proposed action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the project site plus an approximately 400-foot radius around the proposed action area.

The LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources. By letter dated March 30th, 2025 (*see* ***Appendix B***), the LPC determined

that there is no in-ground excavation and exterior alteration involved as a part of this action. Accordingly, no adverse impacts are anticipated as a result of this action.

In addition, the Office of Parks, Recreation and Historic Preservation (OPRHP) has reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law) (*see* ***Appendix B***). Based on this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

Archaeological Resources

Unlike the architectural evaluation of a study area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells and privies. The CEQR Technical Manual requires a detailed evaluation of a project's potential effect on the archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated.

The LPC was contacted for their initial review of the project's potential to impact on-site archeological resources, and a response was received on March 30th, 2025, indicating that the project site is not archeologically significant (*see* ***Appendix B***).

Conclusion

As indicated in the LPC and OPRHP letters, there would be no potential for adverse impacts related to architectural or archeological resources as a result of the Proposed Action.

2.2 Transportation

Pursuant to *2021 CEQR Technical Manual* methodology, a transportation assessment may be necessary when a proposed action would alter the transportation network by closing, opening, or realigning an element of the transportation system such as a roadway, pedestrian way, or transit route, or if it would generate new trips on the transportation network. The objective of the transportation analyses is to determine whether a proposed project may have a potential significant impact on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, safety of all roadway users (pedestrians, bicyclists and vehicles), on- and off-street parking, or goods movement.

Analysis Framework

Future Without the Proposed Actions (No-Action Condition)

It is assumed that floors 9-11, comprising 108,000-sf proposed for occupancy by Brooklyn Prospect 181 Livingston Street would be tenanted with commercial land uses in the No-Action condition.

Future With the Proposed Actions (With-Action Condition)

The Proposed Actions would result in occupancy of 108,000-sf on floors 9-11, by Brooklyn Prospect High School, with up to 1,202 students and 169 staff by school year 2029-2030.

A Travel Demand Forecast (TDF) Memorandum (see **Appendix C**) was prepared to evaluate travel demand and access conditions for the proposed Brooklyn Prospect Charter High School at 181 Livingston Street. The school will serve approximately 1,202 students and 169 staff members, operating within a newly constructed mixed-use building in a dense, transit-rich area of Downtown Brooklyn.

Based on information provided by the school, a peak AM arrival window between 7:00–8:30 AM and a PM peak dismissal period occurring between 3:00–4:30 PM are projected. Afterschool programming activity is expected to extend to approximately 6:00 PM. Faculty and staff are expected to arrive and depart outside of peak student periods.

Travel to and from the site is expected to rely primarily on public transit and non-vehicular modes. Approximately 85% of students are anticipated to use public transit (subway and bus), while 10% are expected to walk to school, representing that the school intends to draw students from adjacent neighborhoods, and 5% are expected to be dropped off by private vehicle or for-hire vehicles.

Conclusion

Given the site's location within a major transit hub – served by multiple subway lines and extensive bus routes – and its integration into a pedestrian-oriented urban streetscape, it is anticipated that trips generated by students will be accommodated without significantly affecting the surrounding transportation network. The school's operations do not require new curb cuts or parking facilities, and the wide sidewalks and staggered scheduling help minimize localized congestion and ensure safe and efficient student circulation.

2.3 Construction

Construction, although temporary, can result in disruptive and noticeable effects on a proposed action area. A determination of the significance of construction and the need for mitigation is based on the duration and magnitude of these effects. Construction is typically of greatest

importance when it could affect traffic conditions, archaeological resources, and the integrity of historic resources, noise patterns, or air quality conditions. Based on the guidelines presented in the *2021 CEQR Technical Manual*, a preliminary construction analysis may be required because the future development facilitated by the Proposed Actions could result in:

- A project's construction would be located in a Central Business District (CBD) or along an arterial or major thoroughfare.
- The project's construction activities, regardless of its location either in a CBD or along an arterial or major thoroughfare, would require closing, narrowing, or otherwise impeding moving lanes, roadways, key pedestrian facilities (e.g., sidewalks, crosswalks, corners/corner reservoirs), parking lanes and/or parking spaces in on-site or nearby parking lots and garages, bicycle routes and facilities, bus lanes or routes, or access points to transit.
- The project would involve construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap, and last for more than two years overall.

As described above under **Section 1.0, "Project Description,"** under Future With-Action Conditions, the requested NYC Build financing would facilitate interior renovations to this expansion area on floors 9 through 11 totaling 108,000-sf. The Proposed Development would house approximately 1202 students and 169 students at full occupancy by the 2029-2030.

While 181 Livingston is within a Central Business District and mapped as a minor arterial per NYS DOT, the proposed construction is interior to the building, short in duration – approximately 10-months, and would use adjacent Gallatin Place and Hoyt Street, local roads and adjacent abutting streets to the north and south to stage construction vehicles. No closing, narrowing or impediment of travel lanes, pedestrian or vehicular would be required and no blocking of parking lanes would occur for extended durations. Given these considerations, the need for a preliminary assessment is not warranted and the Proposed Development would not result in a significant adverse impact.

2.4 SEQR Environmental Assessment Form

A Full SEQR Environmental Assessment Form was prepared, this assessment identified no concerns regarding potential environmental impact. Please note that under **section E.2o Natural Resources on or near the project site**, the site may contain Habitat for Peregrine Falcon, a NYS/Federal Listed endangered or threatened species. It should be noted that the project site and surrounding area are fully developed and urbanized, and that the proposed project will not be new construction but the fit out of existing interior space and therefore no potential impacts due to the proposed action on Natural Resources are forecasted.

Under **section E.1h Land use on and surrounding the project site,** the Site was the subject of NYSDEC Brownfield Cleanup Program and has been remediated. Given the site has completed remediation and is currently built out/ occupied, and Proposed Development does not propose an inground disturbance, no potential impacts are expected due to location on the Project Site.

Finally, under **section E.3e,** the Site is substantially contiguous to a State Historic Register Eligible building, the former Abraham and Straus Department Store. The Proposed Development is to be placed in new construction (2020) on the 9-11th floors that are above the historic eligible building and therefore no impact to façade of historic building will occur. Further, per review by NYS SHPO as well as NYC LPC determined that the Project would result in no effect to the adjacent eligible historic resource (see **Appendix B)**.

APPENDIX A

EXISTING AND PROPOSED ARCHITECTURAL PLANS

SHEET NOTES - PROPOSED PLANS

- AT ALL CLASSROOMS - ASSUME ONE TEACHING WALL WITH DATA AND POWER FOR SMARTBOARD.
- SEE SHEET A-910 FOR FLOOR ASSEMBLY DETAILS.
- SEE A-405 SCHEDULES FOR TYPICAL ACCESSORIES AND PLUMBING FIXTURES AT SINGLE USER WATER CLOSETS AND LOCKERS ROOMS.

LEGEND

1-HR FIRE RESISTIVE CONSTRUCTION

2-HR FIRE RESISTIVE CONSTRUCTION

loci architecture
594 Broadway | Suite 506 | New York, New York 10012
TEL 212 226 2226 | FAX 212 219 9386 | www.loaarchitecture.com

project title

BPCS - 181 LIVINGSTON
181 LIVINGSTON,
BROOKLYN, NY 11201

seal

IN PROGRESS - FOR COORDINATION ONLY

sheet title

PROPOSED FLOOR PLAN - 9TH FLOOR

no.	date	Revision Description	rev.
1	05/16/2025	50% Design Development	

issuance/revision schedule

project number

LA2507

issue set

TENANT FIT OUT ALT-GC

scale	*initial issue date*
As indicated	05/16/25
drawn by	*checked by*
SH/RH	EJ

drawing number

A-211.00

SHEET 3 OF 17

1 PROPOSED PLAN - 9TH FLOOR
3/32" = 1'-0"

SHEET NOTES - PROPOSED PLANS

- AT ALL CLASSROOMS - ASSUME ONE TEACHING WALL WITH DATA AND POWER FOR SMARTBOARD.
- SEE SHEET A-910 FOR FLOOR ASSEMBLY DETAILS
- SEE A-405 SCHEDULES FOR TYPICAL ACCESSORIES AND PLUMBING FIXTURES AT SINGLE USER WATER CLOSETS AND LOCKERS ROOMS.

LEGEND

1-HR FIRE RESISTIVE CONSTRUCTION

2-HR FIRE RESISTIVE CONSTRUCTION

GYMNASIUM NOTES:

- NORTH, EAST AND WEST WALLS TO RECEIVE WALL PADDING. ASSUME 72" HEIGHT
- PREPARE FLOOR TO RECEIVE ANCHOR FOR VOLLEYBALL NET.
- PROVIDE WALL ANCHORAGE AND/OR BLOCKING FOR THE FOLLOWING TENANT-FURNISHED ITEMS: MOVEABLE BATTING CAGE, WALL-MOUNTED SCOREBOARD

LIGHT WEIGHT RAISED FLOOR AT GYM. OFFICE & LOCKER ROOMS

BACKSTOP-GLASS CEILING SUSPENDED, RETRACTABLE, FRONT-BRACED, FORWARD FOLD. TYP. AT THE FOUR SIDE HOOPS

BACKSTOP- GLASS, CEILING-SUSPENDED, REAR BRACED, STATIONARY, TYP. AT THE TWO END HOOPS EACH WITH SHOT CLOCK.

PROJECTOR TBD

WALL PADDING AT COLUMN

WALL MOUNTED MIRROR ASSUM 72" HEIGHT

PROPOSED PLAN - 10TH FLOOR
3/32" = 1'-0"

loci architecture
594 Broadway | Suite 506 | New York, New York 10012
TEL 212 226 2226 | FAX 212 219 9386 | www.locarchitecture.com

project title

BPCS - 181 LIVINGSTON
181 LIVINGSTON,
BROOKLYN, NY 11201

seal

IN PROGRESS - FOR COORDINATION ONLY

sheet title

PROPOSED FLOOR PLAN - 10TH FLOOR

no.	date	Revision Description	rev.
1	05/16/2025	50% Design Development	

issuance/revision schedule

project number

LA2507

issue set

TENANT FIT OUT
ALT-GC

scale	initial issue date
As indicated	05/16/25
drawn by	checked by
SH/RH	EJ

drawing number

A-212.00

SHEET 4 OF 17

SHEET NOTES - PROPOSED PLANS

- AT ALL CLASSROOMS - ASSUME ONE TEACHING WALL WITH DATA AND POWER FOR SMARTBOARD.
- SEE SHEET A-910 FOR FLOOR ASSEMBLY DETAILS
- SEE A-405 SCHEDULES FOR TYPICAL ACCESSORIES AND PLUMBING FIXTURES AT SINGLE USER WATER CLOSETS AND LOCKERS ROOMS.

LEGEND

1-HR FIRE RESISTIVE CONSTRUCTION

2-HR FIRE RESISTIVE CONSTRUCTION

CLASSROOM 06 595 SF 11-22 | CLASSROOM 07 581 SF 11-23 | CLASSROOM 08 584 SF 11-24 | CLASSROOM 05 630 SF 11-20 | CLASSROOM 04 635 SF 11-19 | CLASSROOM 03 597 SF 11-18 | CLASSROOM 02 610 SF 11-17 | READING RESOURCE 05 404 SF 11-16 | DEAN 04 267 SF 11-15 | CLASSROOM 09 635 SF 11-26 | CLASSROOM 10 635 SF 11-27 | CLASSROOM 11 643 SF 11-28 | READING RESOURCE 04 312 SF 11-25 | CLASSROOM 01 ART 547 SF 11-30 | THEATER CLASSROOM 1215 SF 11-29 | DANCE CLASSROOM 1004 SF 11-31 | CONFERENCE ROOM 03 166 SF 11-32 | CONFERENCE ROOM 04 368 SF 11-37 | ASSISTANT PRINCIPAL 315 SF 11-36 | PRINCIPAL 296 SF 11-35 | WAITING LOUNGE 439 SF 11-05E | STAFF LOUNGE 829 SF 11-38 | STUDENT LOUNGE 684 SF 11-05H | CORRIDOR 1807 SF 11-05F | CORRIDOR 167 SF 11-05B | CORRIDOR 377 SF 11-05A | CORRIDOR 326 SF 11-05G | CORRIDOR 3356 SF 11-05C | ELEVATOR LOBBY 586 SF 11-01 | LIBRARY 1404 SF 11-21 | QUIET ROOM 311 SF 11-21A | STOR 87 SF 11-21B | STOR. 112 SF 11-21C | STORAGE 42 SF 11-29A | STORAGE 73 SF 11-29B | STORAGE 83 SF 11-31A | DRESSING ROOM / STORAGE 133 SF 11-29C | STORAGE 64 SF 11-31B | STORAGE 803 SF 11-41 | TEST VAULT 180 SF 11-40 | VESTIBULE 83 SF 11-39 | GYM. MECH. 155 SF | GYM MECH. 55 SF | FA 15 SF 11-42 | WC 74 SF 11-11 | WC 74 SF 11-12 | WC 74 SF 11-13 | WC 68 SF 11-35A | RESTROOM (MALE) 11-09 | RESTROOM (FEMALE) 11-10 | MECH. 11-06 | ELEC. 11-07 | F.C. 11-08 | ELEC. 11-14 | IT 11-03 | ELEC. 11-02 | STORAGE 72 SF 11-04 | LOCKERS. TYP. | COMMUNICATION STAIR WITH BUILT-IN STEPPED SEATING | BUILT IN BENCH | CEILING SUSPENDED CURTAIN RODS | DOORS TO RECEIVE MIRRORS. | OPEN TO BELOW. | BUILT-IN ADA RAMP | EXISTING BEAMS. TYP. | ROOF TERRACE 2647 SF | ROOF STRUCTURE TO STEP DOWN HERE TO FACILITATE ACCESSIBILITY & PROPER DRAINAGE | CURB ON BOTH SIDES | STAIR A | STAIR B | STAIR D | UP | DN

1 PROPOSED PLAN - 11TH FLOOR
3/32" = 1'-0"

loci architecture
594 Broadway | Suite 506 | New York, New York 10012
TEL 212 226 2226 | FAX 212 219 9386 | www.loaarchitecture.com

project title

BPCS - 181 LIVINGSTON
181 LIVINGSTON,
BROOKLYN, NY 11201

seal

IN PROGRESS - FOR COORDINATION ONLY

sheet title

PROPOSED FLOOR PLAN - 11TH FLOOR

no.	date	Revision Description	rev.
1	05/16/2025	50% Design Development	

issuance/revision schedule

project number

LA2507

issue set

TENANT FIT OUT
ALT-GC

scale	initial issue date
As indicated	05/16/25
drawn by	checked by
SH/RH	EJ

drawing number

A-213.00

SHEET 5 OF 17

APPENDIX B

AGENCY CORRESPONDENCE

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner Pro Tempore

May 27, 2025

Victoria Curran
GZA GeoEnvironmental, Inc.
55 Lane Road
#407
Fairfield (Fairfield Twp), NJ 07004

Re: NYCEDC
Brooklyn Prospect Charter School
181 Livingston St, Brooklyn, NY 11201
25PR04591

Dear Victoria Curran:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Jeffry Iovannone at the following email address:

Jeffry.Iovannone@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

NYC Landmarks Preservation Commission

253 Broadway
11th Floor
New York, NY 10007

Voice (212) 669 7700
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: LA-CEQR-K (ECONOMIC DEVELOPMENT CORP.)
Project: 181 LIVINGSTON BROOKLYN PROSPECT H.S.
Address: 422 FULTON STREET BBL: 3001567502
Date Received: 5/30/2025

[X**] No architectural significance**

[X**] No archaeological significance**

[ ] Designated New York City Landmark or Within Designated Historic District

[ ] Listed on National Register of Historic Places

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

[ ] May be archaeologically significant; requesting additional materials

Comments:

This project involves the relocation of Brooklyn Prospect High School to the above cited property. There is no in-ground excavation and exterior alteration involved as a part of this action. No adverse impacts are anticipated as a result of this action.

Gina Santucci 5/30/2025

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37647_FSO_GS_05302025.docx

Cc: SHPO

APPENDIX C

Transportation Demand Factors Memorandum

Known for excellence.
Built on trust.

PLANNING
GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION MANAGEMENT

Fairfield, NJ
55 Lane Road
Suite 407
Fairfield, NJ 07004

Manhattan, NY
104 West 29th Street
10th Floor
New York, NY 10001

Date: May 29, 2025

Re: Travel Demand Forecast Memorandum – Proposed Brooklyn Prospect High School at 181 Livingston Street, Brooklyn 11021

Introduction

This memorandum provides a travel demand assessment for the proposed relocation and expansion of the Brooklyn Prospect High School at 181 Livingston Street in Downtown Brooklyn, where the school will occupy three floors of *The Wheeler*, a newly constructed office building atop the historic Abraham & Straus / Macy's Department Store building. The school will accommodate grades 9 – 12, replacing the current high school facility at 3002 Fort Hamilton Parkway in Windsor Terrace, which is located approximately three miles southeast of the proposed Downtown Brooklyn location (see **Figure 1**).

At full capacity, the school is expected to enroll approximately 1,202 students and employ up to 169 staff. While exact arrival and dismissal protocols have not been developed yet, the school day will generally run from 7:30 AM to 4:00 PM with afterschool programming (sports, clubs, tutoring, etc.) from 4:00 PM to 6:00 PM. Staff is expected to generally arrive before students in the morning and to depart after students in the evening. This memorandum outlines anticipated arrival/departure patterns, peak-hour trip generation, and mode split assumptions to assess transportation impacts of the proposed school.

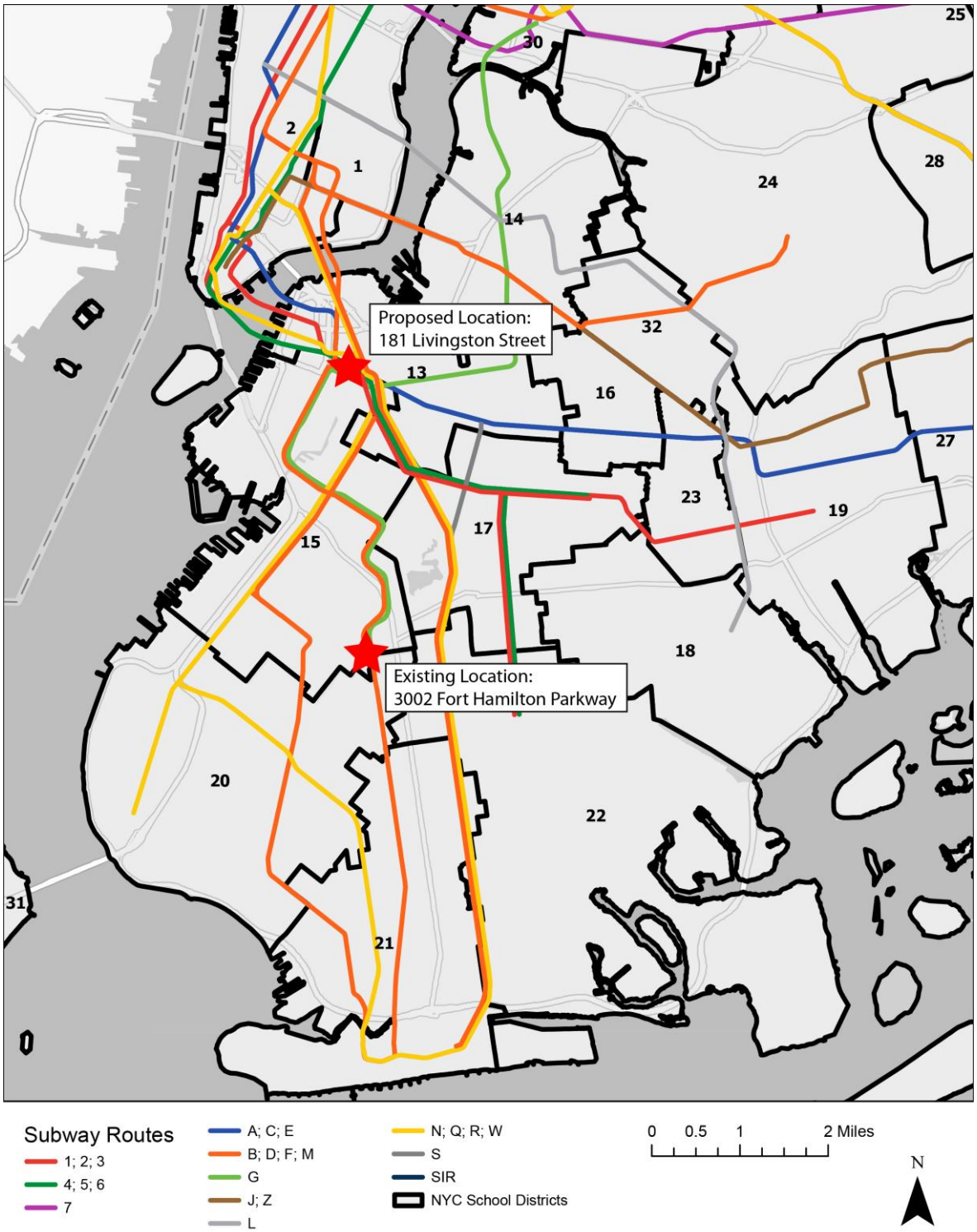
Arrival and Departure Patterns

Although the detailed arrival and dismissal plan is still being developed, it will be intentionally designed to minimize queueing at entry and exit points, maintain orderly flows, and ensure student safety. Staff will be present during arrival and dismissal to help coordinate student flow and support a safe and organized environment, both within the building and on surrounding streets.

Arrival Protocol

The arrival period is expected to span approximately 90 minutes, with most students arriving between approximately 7:00 and 8:30 AM. All students will enter through a dedicated, separate lobby at street level, which will serve as the primary access point on the north side of Livingston Street between Gallatin Place and Hoyt Street. From the dedicated ground floor lobby, students will travel to their designated floors using several elevators, serving floors 9 – 11 of *The Wheeler* (see **Appendix II** for floor plans). This vertical circulation strategy is intended to manage flow efficiently and prevent bottlenecks within the building.

Figure 1: Existing & Proposed School Locations and School Districts



To further support efficient arrival operations, the school will likely use grade-based staggering to spread arrivals and dismissals across multiple intervals. For example, upperclassmen (grades 11 and 12) may be scheduled to arrive earlier and dismiss earlier or later, depending on program needs (e.g., internships, electives) while lower grades (grades 9 and 10) may be grouped into slightly later arrival times.

Dismissal Protocol

The dismissal period will also extend over a 90-minute window, with approximately 75% of students departing during the afternoon peak (approximately 3:00 to 4:30 PM). Similarly to morning arrivals, afternoon / evening dismissals will be staggered, likely by grade level or academic program.

Approximately 25% of students will likely remain in the building for afterschool programming, including clubs, sports, and academic support. These students will typically leave between 5:00 PM and 6:00 PM.

Trip Generation Estimates

Trip generation for the proposed high school at 181 Livingston Street has been developed based on projected enrollment figures, school programming information, and typical travel behavior for high school students in dense urban environments like Downtown Brooklyn.

At full capacity, the school will serve approximately 1,202 students in grades 9 through 12, supported by a staff of up to 169 faculty and administrative personnel. Daily person-trips will be generated by both groups, though this section focuses primarily on student travel demand, which represents the most concentrated and predictable share of daily peak-hour activity. As noted above, staff is generally expected to arrive before students in the morning and to depart after students in the evening.

To reflect the reality of school operations and student routines, the following assumptions have been used to estimate peak period trip generation:

Morning Arrival Peak Period (7:00 to 8:30 AM)

It is assumed that the majority of students will arrive during this window, consistent with typical arrival patterns for high schools in NYC where a majority of students are required to be on-site before first period. A small portion of students may arrive earlier or later based on individual scheduling or afterschool programs, but the bulk of travel demand will occur in the 90-minute period before the school day begins. It is conservatively assumed that 90% of students would arrive during the AM peak hour, resulting in up to approximately 1,080 peak hour arrivals.

Afternoon Dismissal Peak Period (3:00 PM to 4:30 PM)

As noted above, it is assumed that 75% of students will depart during this window, with the remaining 25% participating in afterschool programming (e.g., sports, clubs, tutoring) and remaining on campus as late as 6:00 PM. These activities naturally spread the school's dismissal period and reduce the intensity of

PM peak-hour volumes. Based on these assumptions, there would be up to approximately 902 peak hour dismissals.

The estimated 1,080 peak hour arrivals and 902 peak hour dismissals represent one-way person-trips made by students during the core travel periods. The actual volume of movement at any one time will be further moderated by the school's staggered dismissal approach, as well as the natural variability in student schedules and travel modes.

Modal Split Assumptions

The anticipated modal split for student travel to and from the proposed high school at 181 Livingston Street has been developed based on several factors, including:

- The school's catchment area and enrollment pipeline
- The site's immediate access to extensive public transportation infrastructure
- Travel behavior typical of high school students in New York City

These assumptions reflect both existing travel conditions and best practices for urban school siting and planning.

Transit-Oriented Context

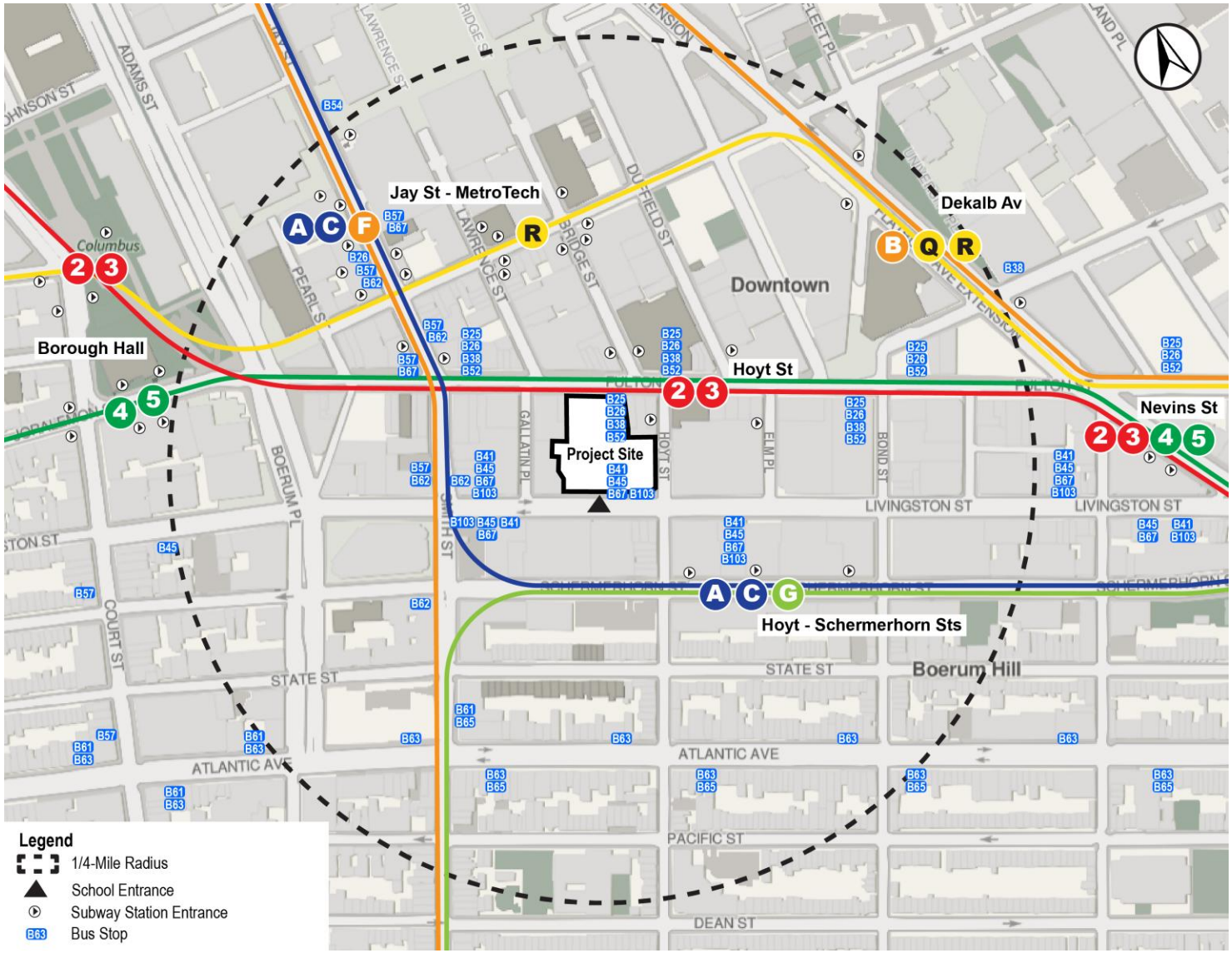
The proposed school is located in the heart of Downtown Brooklyn, one of the most transit-accessible areas in New York City. As shown in **Figure 2**, the Project Site benefits from close proximity to multiple subway lines, including:

- Hoyt–Schermerhorn Streets Station (A/C/G)
- Jay Street–MetroTech Station (A/C/F/R)
- Hoyt Street Station (2/3)
- Borough Hall Station (2/3/4/5)
- DeKalb Avenue Station (B/Q/R)
- Nevins Street Station (2/3/4/5)

Each nearby subway station features multiple street-level entrances and exits, and students are expected to disperse across multiple entry points within walking distance of the school, depending on their train line, the part of the train they are riding in, and personal preference. Together, these stations provide redundant service options for students coming from a wide geographic area.

As illustrated in **Figure 2**, the Project Site is also served by numerous local and express bus routes (including the B25, B26, B38, B41, B45, B52, B57, B61, B62, B63, B65, B67 and B103), offering access to neighborhoods not directly served by subway lines. This dense, interconnected transit network is a key factor shaping student travel patterns.

Figure 2: Study Area Transit Access



Based on projections by Brooklyn Prospect, the majority of students will be drawn from Brooklyn Community School Districts 13 and 15, (which include neighborhoods such as Brooklyn Heights, Downtown Brooklyn, Fort Greene, Clinton Hill, Bedford-Stuyvesant, Red Hook, Carrol Gardens, Park Slope, Windsor Terrace, Boerum Hill, Gowanus, Redhook, and Sunset Park), and therefore the vast majority of commutes can be accomplished efficiently via subway or bus in under 30 to 45 minutes. These neighborhoods are all within 30–45 minutes of the school site by public transit, making it the most practical and cost-effective mode of travel for most students and staff. A portion of students is expected to live within a one-mile radius of the school and may therefore commute on foot, particularly those residing in nearby neighborhoods such as Fort Greene, Boerum Hill, and Downtown Brooklyn. These areas offer direct, walkable access to the site via established pedestrian corridors, and students living in close proximity are likely to take advantage of the convenience, cost savings, and flexibility that walking affords.

Estimated Student Modal Split

Based on this context and informed by school projections, the following modal split is assumed for student travel:

- Subway: 60%
- Bus: 25%
- Walk: 10%
- Drop-Off (Auto/Taxi): 5%

Some private car and for-hire-vehicle use is expected, primarily for students with specific needs or families who live farther from transit. However, drop-off activity is expected to be minimal due to vehicular congestion in the area and limited curb space.

This modal distribution is consistent with travel behavior observed at other high schools in similar neighborhoods and aligns with citywide goals for sustainable transportation and reduced vehicle dependency. It also reflects family and student preferences, as high school-aged students in New York City are generally independent transit users, unlike younger students who may rely more on parental drop-off or school bus services.

Peak Hour Student Trips by Mode

Based on the projected enrollment of 1,202 students, peak hour student travel demand is estimated using the assumptions that approximately 90% of students (1,080 students) will arrive during the morning peak hour and 75% of students (902 students) will depart during the afternoon peak hour.

Applying the modal split percentages discussed, the estimated number of student trips by mode is summarized below in Table 1.

Table 1: Projected Student Peak Hour Trips by Mode

Mode of Travel	Share (%)	AM Peak Hour Trips	PM Peak Hour Trips
Subway	60%	648	541
Bus	25%	270	226
Walk	10%	108	90
Drop-Off (Auto/Taxi)	5%	54	45
Total	**100%**	**1,080**	**902**

The approximately 648 subway arrivals and 540 subway departures during the arrival and dismissal peak hours will not concentrate at a single station but will be spread across several major subway stations within a short walk of the school, each of which has multiple entrances and exits, as discussed above and as shown in **Figure 2**. Similarly, the 270 and 225 students projected to arrive and depart by bus during the arrival and dismissal peak hours are expected to be distributed across more than ten bus routes and multiple stops on Livingston Street, Fulton Street, and adjacent corridors.

The approximately 108 and 90 students who will walk to and from school during the arrival and dismissal peak hours are also expected to be well dispersed, coming and going to a variety of directions and crossing at multiple different intersections in the surrounding street grid and pedestrian network.

Approximately 54 and 45 students are projected to arrive and depart via private or for-hire vehicles during the arrival and dismissal peak hours. It should be noted that, because the student population is high school-aged, most students are independent and capable of walking a short distance from a convenient nearby location, rather than having to be dropped off directly in front of the building. Drivers – parents, guardians, or rideshare providers – are therefore expected to select drop-off points based on convenience, personal preference, traffic conditions, or familiarity, including side streets and intersections adjacent to the school. As a result, drop-offs will likely occur along multiple blocks surrounding the site – not just on Livingston Street – and will be staggered both in space and time, further reducing the potential for curb congestion.

Pedestrian Safety and Curb Management

As discussed above, the proposed school at 181 Livingston Street is located within a highly walkable and pedestrian-friendly district of Downtown Brooklyn. The surrounding street network is characterized by wide sidewalks, high visibility intersections, and consistent pedestrian infrastructure, which will support safe and efficient student access during peak travel periods.

Pedestrian Infrastructure and Conditions

Livingston Street, where the school's entrance is located between Gallatin Place and Hoyt Street, is equipped with wide sidewalks and signalized intersections, providing ample space for student movement and minimizing the likelihood of crowding or unsafe crossings during arrival and dismissal.

Just north of the school entrance, Fulton Street functions as a transit-priority pedestrian mall, closed to general vehicular traffic but open to buses, deliveries, and authorized vehicles. This corridor serves as both a retail and transit hub, offering a low-conflict, pedestrian-oriented environment for student foot traffic, particularly for those arriving from nearby subway stations.

Cross-street visibility is generally good, and curb ramps are in place at all major intersections. Pedestrian volumes in the area are high throughout the day, but the streetscape is well-designed to accommodate them, and the presence of retail frontages and active street life contributes to a safe pedestrian environment.

Building Access and Circulation

Students will enter and exit the building through a dedicated ground-floor lobby, separate from other uses in the building **(Figure 3** and **Figure 4** show the existing and proposed lobby entrance). Access to the school floors will be managed through several elevators, which will help regulate vertical circulation and reduce queuing at the sidewalk level. While a single main entrance will be used, the anticipated staggering of arrival and dismissal times will reduce the volume of students congregating at the entryway at any one time.

The school's operational team is expected to develop and refine an arrival and dismissal plan that minimizes queuing within the lobby and on the sidewalk in front of the entrance, ensures orderly student flow, and coordinates with building management to respond to real-time conditions.

Curb Management

While student drop-offs will account for only 5% of trips, they remain a key consideration for curbside activity. Importantly, drop-offs are expected to occur across multiple locations around the block, depending on driver preference, traffic conditions, and convenience. High school students are generally independent and comfortable walking short distances from their drop-off point to the school entrance, reducing the likelihood of congestion at a single location.

Curbside capacity on Livingston Street is limited, but side streets such as Gallatin Place, Elm Place, and Bond Street offer additional space for safe, short-duration drop-offs. The school may also coordinate with local agencies or building management to identify temporary standing zones or time-limited curbside regulations, if warranted, to support smoother flow during peak periods.

Figure 3: The Wheeler – Existing Lobby Entrance at 181 Livingston Street

Figure 4: Rendering of Proposed Brooklyn Prospect School Entrance

Summary and Conclusions

This memo has outlined projected travel demand and effects of the surrounding transportation network associated with the proposed high school at 181 Livingston Street, including expected enrollment, arrival and dismissal patterns, mode split, peak hour trips, pedestrian safety, and curbside considerations. In summary:

- The school will accommodate up to 1,202 students and 169 staff across the 9th–11th floors of a centrally located building.
- Students will arrive and depart in staggered waves, with dedicated vertical circulation and operations designed to minimize queuing.
- The vast majority (85%) of students will travel by subway or bus, spreading out across multiple stations, entrances, and bus stops within a short walk of the site.
- Walking and drop-off trips will make up a relatively small share (15%) and will be further dispersed across the surrounding street network.
- The school is located in a district with wide sidewalks, transit-priority streets, and pedestrian infrastructure already scaled to handle high foot traffic volumes.

While the enrollment figures are substantial, it is important to recognize that the proposed school is uniquely well-suited to its location. High school students in New York City are generally transit-proficient and travel independently. The surrounding infrastructure – characterized by multiple subway and bus routes, wide sidewalks, and distributed access points – has the capacity to accommodate the additional demand generated by this school.

The building's design, which includes a dedicated entrance and controlled vertical circulation, and the school's anticipated operational approach – emphasizing staggered arrivals and departures – will help to further distribute travel demand and reduce localized congestion.

No new curb cuts or off-street loading areas are proposed. Vehicular activity, including student drop-offs, will be limited and naturally dispersed across the surrounding street grid. The school will operate within the capacity of existing public infrastructure and will monitor arrival and dismissal conditions to ensure safe and orderly movement.

In conclusion, while the daily movement of over 1,000 students and more than 100 staff members is significant, the proposed school is well-integrated into its urban context. The combination of strong transit connectivity, pedestrian-friendly streets, low vehicular dependency, and operational planning is expected to result in effects on the surrounding transportation network that are substantial but manageable.

School Questionnaire

Programmatic/Transportation/School Operations Information

1. **Please provide the addresses of any other facilities operated by the school that would serve as a feeder school for this location (i.e, middle school feeder school if applicable).**

   If so,

   a. please list the location(s), total enrollment and grade composition for each:
      i. Downtown Middle School, 80 Willoughby St, Brooklyn
         1. 315 students, grades 6-8
      ii. Clinton Hill Middle School, 1100 Fulton St, Brooklyn
         1. 345 students, grades 6-8
      iii. Sunset Yards Middle School, 341 39th St, Brooklyn
         1. 216 students, grades 6-8 (as of Fall 2025; school is still scaling)
      iv. Windsor Terrace Middle School (opening Fall 2026), 3002 Ft Hamilton Pkwy, Brooklyn

2. **Will the new location be replacing an existing one? If so, please provide the address and approximate square footage of the facility which will be replaced by the building at the Premises, as well as the number of students and faculty located at that building.**

   Yes, this location is replacing existing high school location at 3002 Ft Hamilton Pkwy, Brooklyn. As of Fall 2025, expected occupancy of existing premises is 775 students and 118 staff. Building is approximately 70,000sf.

3. **If the school is currently occupying another location, what is the pattern of growth to date by grade level?**

   This school has been operating grades 9-12 since 2015, but enrollment at each grade level has expanded as we have added additional middle schools to our network. Beginning in 2019 we began enrolling ~200 9th graders each year, and in 2026 that number will increase to ~300.

4. **Please provide information with regard to:**

   a. The number of students that will attend the school on a daily basis by grade level:

School Year	Grades	Total Students	9	10	11	12	Total Staff
2026-2027	9-12	900	324	195	180	201	130
2027-2028	9-12	987	324	308	185	170	144
2028-2029	9-12	1,095	324	308	292	171	157

2029-2030	9-12	1,202	324	308	292	278	169
2031-2032	9-12	1,202	324	308	292	278	169

5. **Please describe the student catchment area (where will the students be drawn from)?**

   Primarily from Brooklyn Districts 13 & 15, with some from the surrounding areas.

6. **What are the expected days and hours of operation for the building?**

   M-F 7:30am – 6:00pm

7. **Does the school run any special early morning or late evening or weekend programs (including afterschool)?**

   If so, please list each event/program with the following information:

   a. during what hours would event(s)/program(s) occur?

   b. where are the event(s)/program(s) anticipated to be held in the proposed building?

   c. What is the frequency of each event/program?

   d. How many students/caregivers are anticipated to attend?

   Sports and after-school clubs will run daily during a typical window from 4-6pm. Programming may be held in classrooms, auditorium, cafeteria and gymnasium. I would estimate conservatively that 25% of our students and staff would be participating in after school activities.

8. **If applicable, please indicate the percentage of students anticipated to attend after-school programming on a weekly basis.**

   See above

9. **By what means do you expect students will arrive and depart from school every day (i.e., walk, subway, bus, private car)?**

   The majority of students are expected to travel by subway or bus.

10. **What are arrival and departure times for each grade? Please specify between regular dismissal and average afterschool departure times if applicable.**

    Arrival and dismissal times by grade have not yet been determined.

11. **Will the staff hours be the same as the students, or will they come in earlier than the kids and leave later?**

    Staff typically arrive at least 30 min prior to students, and stay at least 30 min later.

APPENDIX D

SEQR FEAF

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 181 Livingston Street Brooklyn Prospect High School		
Project Location (describe, and attach a general location map): 181 Livingston Street, Brooklyn, NY 11201		
Brief Description of Proposed Action (include purpose or need): A NY State Environmental Quality Review (SEQR) Full Environmental Assessment Form (FEAF) is required for the approval of an EDC Build NYC proposed bond issuance for Brooklyn Prospect High School. The School is currently located at 3002 Ft Hamilton Pkwy and seeks to relocate to 181 Livingston Street in Downtown Brooklyn, NY. The proposed school would occupy 108,000-sf on floors 9, 10, and 11 of the new glass office tower constructed as part of the 2020 redevelopment of The Wheeler, constructed atop the historic Abrahms & Straus/Macy's Department Store. With this move, the School will be expanding enrollment from approximately 800 to approximately 1200 students - supported by 169 staff by full enrollment in 2029-2030 school year. The School seeks to finance a 108,000-sf renovation and as such this project would exceed the SEQR Type I threshold as the structure is deemed eligible for listing on the State Register of Historic Places. This reduces the typical 240,000 sf threshold for Type I actions to 60,000 sf per NYCRR Part 617.4(b)(9) necessitating the preparation of a SEQR EAF. The opening date for school opening is September 2026.		
Name of Applicant/Sponsor: Brooklyn Prospect Schools	Telephone: (718) 643-1086 x 4013 E-Mail: hprince@prospectschools.org	
Address: 397 Bridge Street		
City/PO: Brooklyn	State: NY	Zip Code: 11201
Project Contact (if not same as sponsor; give name and title/role): Hilary Prince (Brooklyn Prospect Schools Chief Finance & Growth Officer)	Telephone: (718) 643-1086 x 4013 E-Mail: hprince@prospectschools.org	
Address: 397 Bridge Street		
City/PO: Brooklyn	State: NY	Zip Code: 11201
Property Owner (if not same as sponsor): Tishman Speyer	Telephone: 646.404.2580 E-Mail: CAnderso@tishmanspeyer.com	
Address: 45 Rockefeller Plaza		
City/PO: New York	State: New York	Zip Code: 10111

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, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☐Yes ☑No		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	New York City Economic Development Corporation - BuildNYC Bond	June 2025
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑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? ☐Yes ☑No

- **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? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑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?) ☐Yes ☑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? ☐Yes ☑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?
C5-4 (Commercial) and DB (Special Downtown Brooklyn District)

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

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

C.4. Existing community services.

a. In what school district is the project site located? 15

b. What police or other public protection forces serve the project site?
Police Precinct 84

c. Which fire protection and emergency medical services serve the project site?
Fire Company L110

d. What parks serve the project site?
Columbus Park, University Place, Fort Greene Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Community Facility (school)

b. a. Total acreage of the site of the proposed action? 1.75 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 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: 10 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

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

If Yes,

i. Total number of structures _____

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: 24,000 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: Catskill/Delaware
- 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: 30,360 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary waste

_____

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

If Yes:

- Name of wastewater treatment plant to be used: Newtown Creek Wastewater Treatment Plant
- Name of district: Newtown Creek
- 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:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

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

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does 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:

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

_____

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

_____

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

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (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): _____

_____

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

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

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

NA

vi. Are public/private transportation service(s) or facilities available within ½ 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: Closed
- Saturday: Closed
- Sunday: Closed
- Holidays: Closed

ii. During Operations:

- Monday - Friday: 7:00 am - 4:00 pm
- Saturday: Closed
- Sunday: Closed
- Holidays: Closed

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

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

_____

_____

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

Describe: _____

_____

n. Will the proposed action have outdoor lighting? ☐ Yes ☑ No

If yes:

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

_____

_____

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

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

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

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

_____

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

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

t. Will 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): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.75	1.75	0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

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:

Brooklyn Prospect Charter School (Proposed Location / Project Site), Brooklyn RISE Charter School, P.S. 261 Zipporiah Mills, Brooklyn Frontiers High School, Brooklyn Prospect Downtown Elementary School, Brooklyn Prospect Downtown Middle School, BASIS Independent Brooklyn

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): C224125, C224128, C224134, C224342, C224345

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

C224125: Application to BCP Denied 4/28/2009. C224128: Remediation Completed (BCP). C224134: Remediation Completed (BCP). C224342: Remediation Completed (BCP) C224345: Remediation Completed (BCP)

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? 100 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:

UtA (Urban Land, tell substratum)	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: 40 feet

e. Drainage status of project site soils:

☐	Well Drained:	% of site
☑	Moderately Well Drained:	100 % 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: Sole Source Aquifer Names:Brooklyn-Queens SSA

m. Identify the predominant wildlife species that occupy or use the project site:
NA

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ 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:
- 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? ☑ Yes ☐ No

If Yes:
i. Species and listing (endangered or threatened):
Peregrine Falcon

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? ☐ Yes ☑ No

If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ 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? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ 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? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ 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? ☐ Yes ☑ 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? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: Eligible property:Abraham & Straus Department Store (ca. 1870s/1883;, State Street Houses, Gage and Tollner Restauran...

iii. Brief description of attributes on which listing is based:

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? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

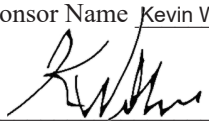
Attach any additional information which may be needed to clarify your project.

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 Kevin Williams, GZA GeoEnvironmental Date 6-3-2025

Signature  Title Vice President, Associate Principal

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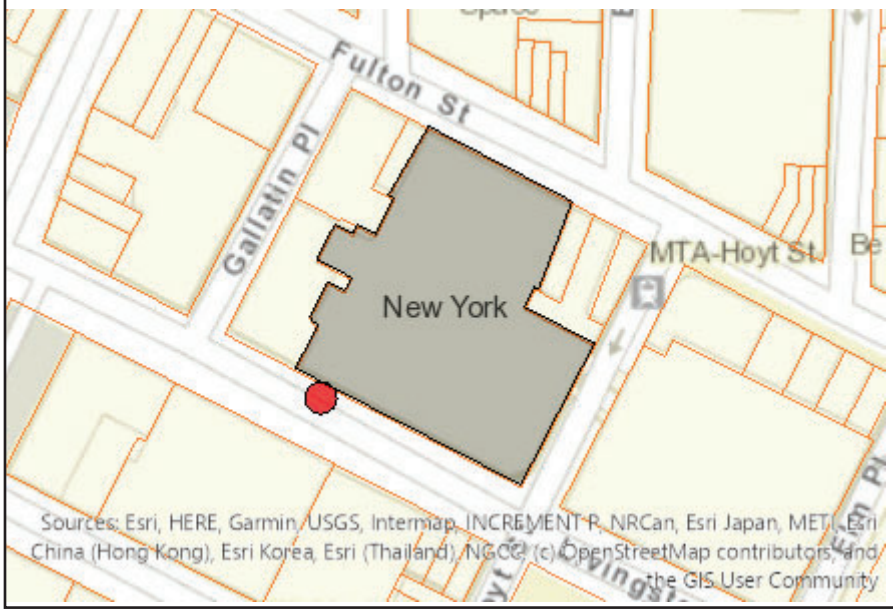
EAF Mapper Summary Report

Tuesday, February 25, 2025 2:48 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C224125, C224128, C224134, C224342, C224345
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Brooklyn-Queens SSA
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Peregrine Falcon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Abraham & Straus Department Store (ca. 1870s/1883;, State Street Houses, Gage and Tollner Restaurant, Offerman Building
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No


Jay St - MetroTech
Dekalb Av
Hoyt St
Nevins St
Borough Hall
Hoyt - Schermerhorn Sts
Project Site
Downtown
Boerum Hill
Columbus Park
ADAMS ST
PEARL ST
LAWRENCE ST
BRIDGE ST
DUFFIELD ST
FLEET PL
GALLATIN PL
HOYT ST
ELM PL
BOND ST
BOERUM PL
SMITH ST
COURT ST
FULTON
LIVINGSTON ST
STATE ST
ATLANTIC AVE
PACIFIC ST
DEAN ST
Legend
1/4-Mile Radius
School Entrance
Subway Station Entrance
Bus Stop