



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 North Shore Waterfront Plan

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
26DME018RBSA REFERENCE NUMBER (if applicable)
N/AULURP REFERENCE NUMBER (if applicable)
TBDOTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA) N/A

2a. Lead Agency Information

NAME OF LEAD AGENCY
The Office of the MayorNAME OF LEAD AGENCY CONTACT PERSON
Hilary Semel, Esq.

ADDRESS 100 Gold Street, 2nd floor

CITY New York

STATE NY

ZIP 10038

TELEPHONE

212.788.6801

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HSemel@cityhall.nyc.gov

2b. Applicant Information

NAME OF APPLICANT
New York City Economic Development CorporationNAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
Rebecca Gafvert

ADDRESS One Liberty Plaza, 165 Broadway

CITY New York

STATE NY

ZIP 10006

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646.634.6397

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rgafvert@edc.nyc

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):

6 NYCRR Part 617.4(b)(5)(v): in a city or town having a population of 1,000,000 or more persons, 1,000 units to be connected (at the commencement of habitation) to existing community or public water and sewerage systems including sewage treatment works; 6 NYCRR Part 617.4(b)(6)(i): a project or action that involves the physical alteration of 10 acres

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 City of New York, acting through the New York City Economic Development Corporation (NYCEDC), the New York City Department of Small Business Services (SBS), and the New York City Department of Citywide Administrative Services (DCAS) (collectively, the "Applicants"), are proposing several discretionary actions (the "Proposed Actions") to implement the *North Shore Waterfront Plan* (the "Proposed Project"). The Proposed Project is comprised of three City-owned sites ("Sites 1, 2, and 3", collectively the "Project Sites"), which are all located on Staten Island Block 2 in the St. George neighborhood on the North Shore of Staten Island, New York. Site 1 comprises Lot 15, Site 2 comprises Lots 18, 22, 9018, and a portion of Lot 20, and Site 3 comprises portions of Lots 20 and 601. Sites 1 and 2 are separated by the existing Staten Island University Hospital Community Park and Sites 2 and 3 are contiguous. The Proposed Actions would affect a slightly larger area, including the Project Sites, as well as portions of Lots 1, 5, and 800 on Block 2 (the "Project Area"). The Proposed Actions are subject to City Environmental Quality Review (CEQR). The Proposed Project comprises a new mixed-use development consisting of approximately 3.4 million gross square feet (gsf) of mixed-use residential, commercial, community facility, and structured parking space, as well as 0.5 acres of public open space. A future analysis year of 2036 will be examined to assess the potential impacts of the Proposed Actions. See Page 11a, "Project Description," for additional information.

Project Location

BOROUGH Staten Island

COMMUNITY DISTRICT(S) 1

STREET ADDRESS 55, 75, and 155 Richmond Terrace

TAX BLOCK(S) AND LOT(S) Block 2, Lots 1 (portion), 5 (portion), 15, 18, 9018, 20 (portion), 22, 601 (portion), and 800 (portion)

ZIP CODE 10301

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Project Area is bounded by Richmond Terrace to the south, New York Harbor to the north, Bank Street to the west, and the St. George Ferry Terminal to the east.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1,
Special St. George District (SG)

ZONING SECTIONAL MAP NUMBER 21c

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: Waterfront Zoning
 Lot Sub-division(s); Modification or
 Cancellation of Restrictive
 Declaration(s)

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION 128-00 et seq.; Appendix F (Zoning Text Amendment)

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 ☒ FUNDING OF CONSTRUCTION, specify: Potential City capital funding

☐ RULEMAKING ☐ POLICY OR PLAN, specify:

☐ CONSTRUCTION OF PUBLIC FACILITIES ☐ FUNDING OF PROGRAMS, specify:

☐ 384(b)(4) APPROVAL ☐ PERMITS, specify:

☐ OTHER, explain:

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: New York State Department of Environmental Conservation (NYSDEC) consent for disturbance of soil beneath the cap for areas subject to the Voluntary Cleanup Agreement (VCA) as per the March 2006 Operation, Maintenance and Monitoring Plan, and approval to amend the deed restriction; Potential waterfront permits from NYSDEC and the U.S. Army Corps of Engineers (USACE)

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.):
 Project Area: Approx. 2,870,500

Roads, buildings, and other paved surfaces (sq. ft.):
 Project Area: Approx. 1,260,500

Waterbody area (sq. ft.) and type:
 Project Area: Approx. 1,460,000

Other, describe (sq. ft.):
 Project Area: Approx. 150,000 (undeveloped)

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): Approx. 3.4 million

NUMBER OF BUILDINGS: Proposed New Buildings: 3 on Site 1;
 3 on Site 2; 1 on Site 3

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Site 1: Building 1 (338,350 gsf), Building 2 (398,450 gsf), Building 3 (348,850 gsf); Site 2: Building 1 (326,800 gsf), Building 2 (323,600 gsf)

HEIGHT OF EACH BUILDING (ft.): Site 1: Building 1 (242' rooftop), Building 2 (266' rooftop), Building 3 (319' rooftop); Site 2: Building 1 (319' rooftop), Building 2 (232' rooftop), Building 3 (182' rooftop); Site 3: Building 1 (147' rooftop)	gsf), Building 3 (249,550 gsf); Site 3: Building 1 (259,400 gsf) NUMBER OF STORIES OF EACH BUILDING: Site 1: Building 1 (22 stories), Building 2 (25 stories), Building 3 (30 stories); Site 2: Building 1 (30 stories), Building 2 (22 stories), Building 3 (17 stories); Site 3: Building 1 (13 stories)
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: Approx. 843,453 The total square feet not owned or controlled by the applicant: 0	
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 The Proposed Actions are intended to facilitate future development, information below is for the hypothetical RWCDs assumed for CEQR analysis purposes only. If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known): AREA OF TEMPORARY DISTURBANCE: TBD sq. ft. (width x length) VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth) AREA OF PERMANENT DISTURBANCE: TBD sq. ft. (width x length)	
8. Analysis Year CEQR Technical Manual Chapter 2	
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2036	
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: Approx. 7 years	
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO	IF MULTIPLE PHASES, HOW MANY? N/A
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: It is anticipated that the Proposed Actions would be approved in 2027, with construction commencing in 2029 and a full build-out of the Proposed Project over a seven-year period concluding in 2036.	
9. Predominant Land Use in the Vicinity of the Project (check all that apply)	
☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Public facilities/institutions; Transportation/utility	

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			7 Multi-family Elevator Buildings	+7 Multi-family Elevator Buildings
No. of dwelling units			Approx. 2,500	+Approx. 2,500
No. of low- to moderate-income units			Approx. 500-750	+Approx. 500-750
Gross floor area (sq. ft.)			Approx. 2,252,400	+Approx. 2,252,400
Commercial	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Shopping Center	Shopping Center	Shopping Center; Office; Sit-down Restaurant; Supermarket	+Office; Sit-down Restaurant; Supermarket
Gross floor area (sq. ft.)	Approx. 210,359	Approx. 210,359	Approx. 207,173	-Approx. 3,187
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			Medical Office; Community Center; Community/Cultural Flex Space; Health Club	+Medical Office; Community Center; Community/Cultural Flex; Health Club
Gross floor area (sq. ft.)			Approx. 91,800	+Approx. 91,800
Vacant Land	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," describe:	Undeveloped Site 3	Undeveloped Site 3	Developed Site 3	-Undeveloped Site 3
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):	Approx. 55,248 sf (portion of the St. George Esplanade adjacent to Site 1 and plazas within Site 1)	Approx. 55,248 sf (portion of the St. George Esplanade adjacent to Site 1 and plazas within Site 1)	Approx. 78,148 sf (expanded St. George Esplanade along Site 3)	+Approx. 22,900 sf (expanded St. George Esplanade along Site 3)
Other Land Uses	☒ YES ☐ NO	☒ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:	Approx. 201,304 gsf vacant commercial space on Site 1; Approx. 72,310 gsf vacant space in terminal building on Site 2	Approx. 201,304 gsf vacant commercial space on Site 1; Approx. 72,310 gsf vacant space in terminal building on Site 2	0 gsf vacant commercial space; 0 gsf vacant space in terminal building on Site 2	-Approx. 201,304 gsf vacant commercial space on Site 1; -Approx. 72,310 gsf vacant space in terminal building on Site 2
PARKING				
Garages	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces	Approx. 2,200	Approx. 2,200	Approx. 2,065	-Approx. 135
No. of accessory spaces	0	0	0	
Operating hours	24/7	24/7	24/7	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Attended or non-attended	Attended	Attended	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	
If "yes," specify number:			Approx. 7,150	+Approx. 7,150
Briefly explain how the number of residents was calculated:	Calculated based on the average household size of 2.86 for Staten Island CD 1 per the 2020 Census.			
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	Multi-tenant Shopping Center	Multi-tenant Shopping Center	Multi-tenant Shopping Center; Office; Sit-down Restaurant; Supermarket; Medical Office; Community Center; Community/Cultural Flex Space; Health and Wellness Spa; Residential Building Operations; Parking Garage Operations	+Office; Sit-down Restaurant; Supermarket; Medical Office; Community Center; Community/Cultural Flex Space; Health and Wellness Spa; Residential Building Operations; Parking Garage Operations
No. and type of workers by business	Approx. 676	Approx. 676	Approx. 1,127	+Approx. 451
No. and type of non-residents who are not workers	Business patrons, estimate not available	Business patrons, estimate not available	Business patrons, estimate not available	
Briefly explain how the number of businesses was calculated:	1 worker per 333 gsf of retail and community facility space; 1 worker per 250 gsf of office and supermarket space; 1 worker per 200 gsf of sit-down restaurant space; 1 worker per 450 gsf of medical office space; 1 worker per 25 dwelling units; 1 worker per 50 attended parking spaces.			
Other (students, visitors, concert-goers, etc.)	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If any, specify type and number:	Visitors, estimate not available	Visitors, estimate not available	Visitors, estimate not available	
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	M1-1; Special St. George District (SG)	M1-1; SG	C4-5; SG	M1-1 rezoned to C4-5; SG remains
Maximum amount of floor area that can be developed	R: 0 sf (0 FAR) C: 2,870,500 sf (1 FAR) CF: 6,889,200 (2.4 FAR) M: 2,870,500 sf (1 FAR)	R: 0 sf (0 FAR) C: 2,870,500 sf (1 FAR) CF: 6,889,200 (2.4 FAR) M: 2,870,500 sf (1 FAR)	R: 14,381,205 sf (5.01 FAR) C: 5,741,000 sf (2 FAR) CF: 18,658,250 (6.5 FAR) M: 0 sf (0 FAR)	R: +14,381,205 sf (5.01 FAR) C: +2,870,500 sf (1 FAR) CF: +11,769,050 sf (4.1 FAR) M: -2,870,500 sf (1 FAR)
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Land Uses: Residential, Commercial/Office, Transportation/Utility, Public Facilities & Institutions, Open Space; Zoning: C4-2, R3A, R6, R7-3	Land Uses: Residential, Commercial/Office, Transportation/Utility, Public Facilities & Institutions, Open Space; Zoning: C4-2, R3A, R6, R7-3	Land Uses: Residential, Commercial/Office, Transportation/Utility, Public Facilities & Institutions, Open Space; Zoning: C4-2, R3A, R6, R7-3	Only land use and zoning changes would be within the Project Area
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 and/or zoning different from the surrounding area?	☒	☐
(b) Is there the potential to affect an applicable public policy?	☒	☐
(c) If "yes," to (a) and/or, (b), complete a preliminary assessment and attach. To be provided in the EIS		
(d) Is the project a large, publicly sponsored project?	☒	☐
o If "yes," complete a OneNYC assessment and attach. To be provided in the EIS		
(e) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries ?	☒	☐
o If "yes," complete the Consistency Assessment Form . To be provided in the EIS		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 250 residential units?	☒	☐
▪ If "yes," answer <i>both</i> questions 2(b)(ii) below.		
o Generate a net increase of more than 200,000 square feet of commercial space?	☐	☒
▪ If "yes," answer question 2(b)(iv) below.		
o Directly displace 500 or more existing residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 existing employees or an unusually important business as defined in the chapter?	☐	☐
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below. To be determined based on EIS analysis.		
o Create a retail concentration?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
o Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(vi) 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. To be provided in the EIS.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
o 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		
o Would the population of the primary study area increase by more than 10 percent or is there the potential to increase or accelerate trends toward increasing rents?	☐	☐
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services essential to the local economy that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐

	YES	NO
○ If “yes,” is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	☐	☐
iv. Indirect Business Displacement		
○ Would the project potentially introduce trends that make it difficult for businesses that provide products or services essential to the local economy to remain in the area?	☐	☐
○ Would the project displace a use that either directly supports businesses in the area or brings a customer base to the area for local businesses?	☐	☐
v. Indirect Business Displacement due to Retail Market Saturation		
○ 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?	☐	☐
vi. Adverse Effects on Specific Industries		
○ 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		
○ 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)	☒	☐
○ Public Schools: Would the project result in 100 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)	☒	☐
○ 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)	☒	☐
○ Healthcare Facilities and Fire/Police Protection: Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate a net increase of more than 175 residential units in an existing R1-R4 district or 250 units in an existing R5 or above, C, or M district?	☒	☐
(c) Would the project generate more 500 additional employees?	☐	☒
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in with-action structures of 250 feet or more?	☒	☐
(b) Would the proposed project result in with-action structures between 50-250 feet and be located adjacent to, within, or across the street from a sunlight-sensitive resource?	☒	☐
(c) Would the proposed project result in greater than 50 feet of incremental height change or substantial changes in bulk?	☒	☐
(d) If “yes” to any 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. To be provided in the EIS		
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. Architectural resources analysis to be provided in the EIS. LPC has determined that the lots comprising the Project Area have no archaeological significance.		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project result in a building over 250 feet tall, have a project area greater than 1.5 acres, or be classified as a general large-scale development?	☒	☐

	YES	NO
(b) Does the project require a special permit to allow the modification of bulk and yard requirements or special uses?	☐	☒
(c) Does the proposed project introduce new, or change the location of, streets or public open spaces?	☒	☐
(d) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☒	☐
(e) If "yes" to either of the above, please provide the information requested in Chapter 10 . To be provided in the EIS		
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. To be provided in the EIS		
(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? Sites 1 and 2 are subject to a State Management Plan (SMP) approved by NYSDEC	☒	☐
(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: To be provided in the EIS	☒	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? To be provided in the EIS	☒	☐
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?	☐	☒
(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. To be provided in the EIS		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		

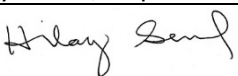
	YES	NO
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week): Appx. 153,534 pounds per week (increment) for the RWCDs		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid 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?	☐	☒
o 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): Appx. 307,703,992 annual BTUs (increment) for the RWCDs		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. TRANSPORTATION: CEQR Technical Manual Chapter 16 To be provided in the EIS		
(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:		
o 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? <i>**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.</i>	☒	☐
o 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?	☒	☐
o 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 ?	☒	☐
o 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. To be provided in the EIS		
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 ?	☒	☐
o 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. To be provided in the EIS	☐	☒
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. To be provided in the EIS		
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. To be provided in the EIS		
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. To be provided in the EIS		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	☒	☐
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☒	☐
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)? To be determined as part of the EIS.	☐	☐
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☒	☐
o The operation of several pieces of diesel equipment in a single location at peak construction? To be determined as part of the EIS.	☐	☐
o Closure of a community facility or disruption in its services?	☐	☒
o Activities within 400 feet of a historic or cultural resource?	☒	☐
o Disturbance of a site containing or adjacent to a site containing natural resources?	☒	☐
o 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. An analysis of construction impacts will be provided in the EIS.		
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
Rebecca Gafvert, NYCEDC		8-26-2026

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.

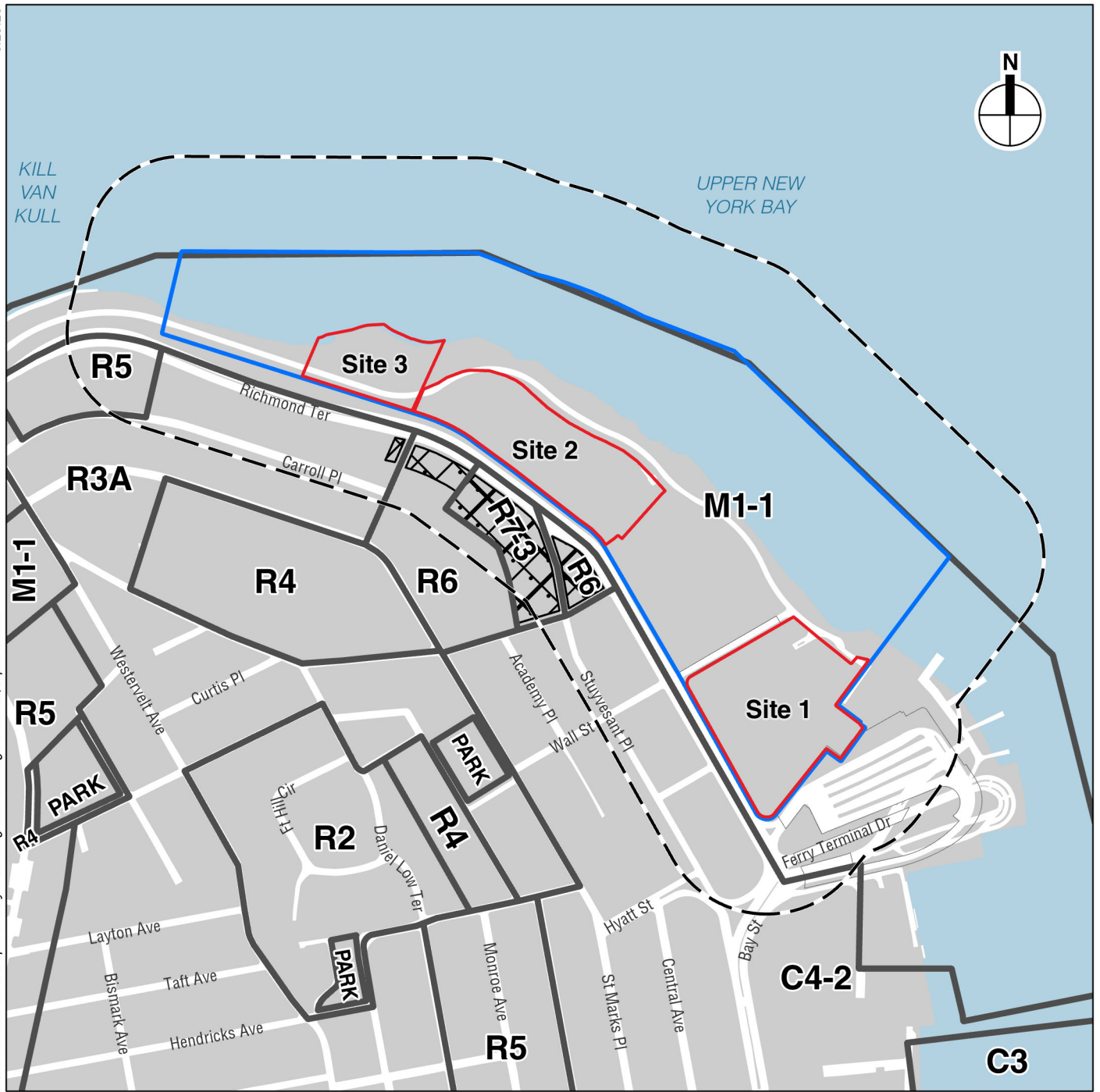
1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.		Potentially Significant Adverse Impact	
		YES	NO
IMPACT CATEGORY			
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. Does the project have the potential to disproportionately affect disadvantaged communities, or cause or increase a disproportionate pollution burden on a disadvantaged community.		☒	☐
3. 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?		☐	☒
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.			
4. 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 <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).			
☐ Conditional Negative Declaration: A <i>Conditional Negative Declaration</i> (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 <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.			
5. LEAD AGENCY'S CERTIFICATION			
TITLE Assistant to the Mayor	LEAD AGENCY The Office of the Mayor		
NAME Hilary Semel, Esq.	DATE 8-26-2026		
SIGNATURE			



- Project Area
- Project Sites
- 400-foot Radius

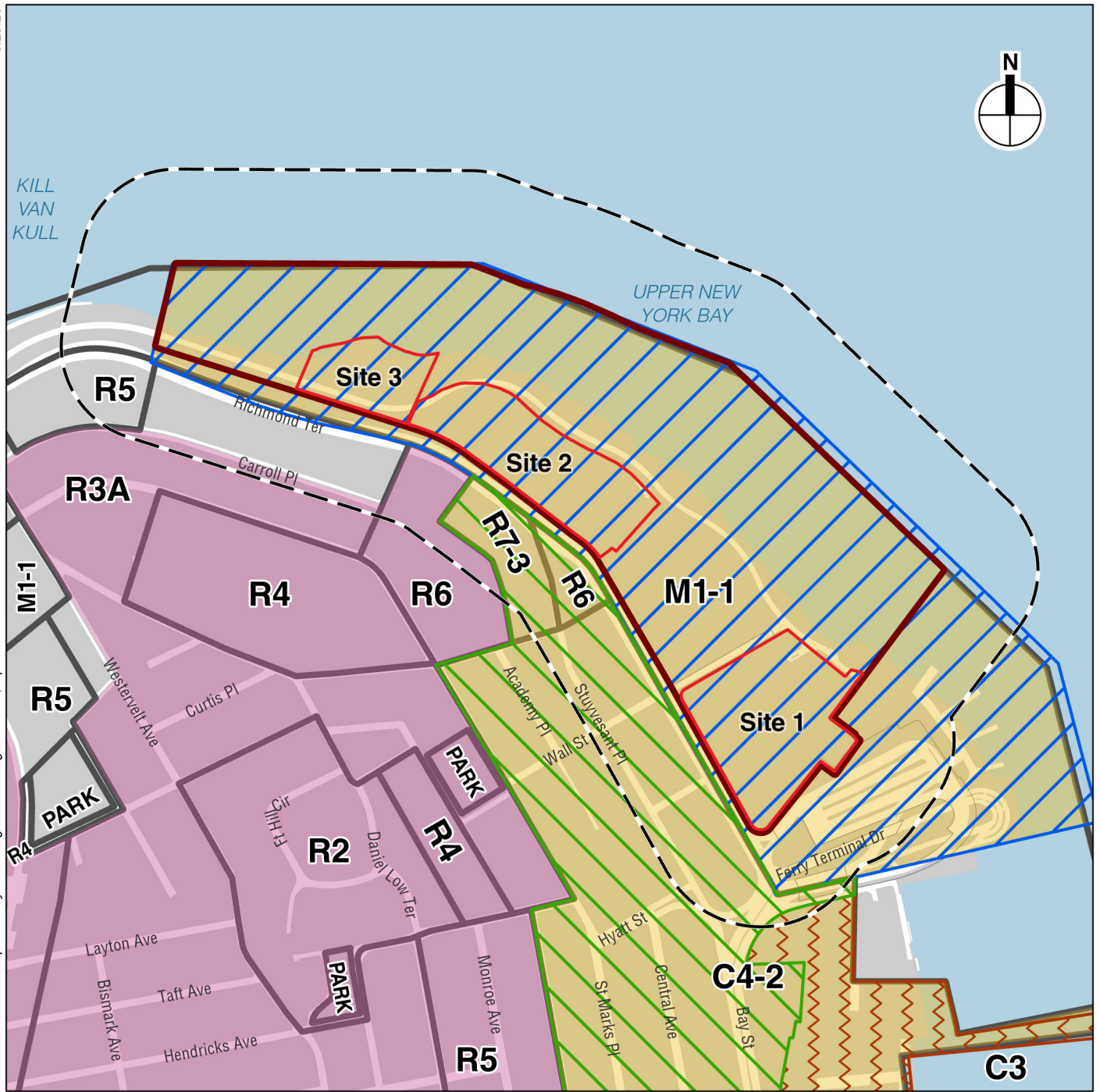


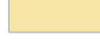
Project Location
Figure 1



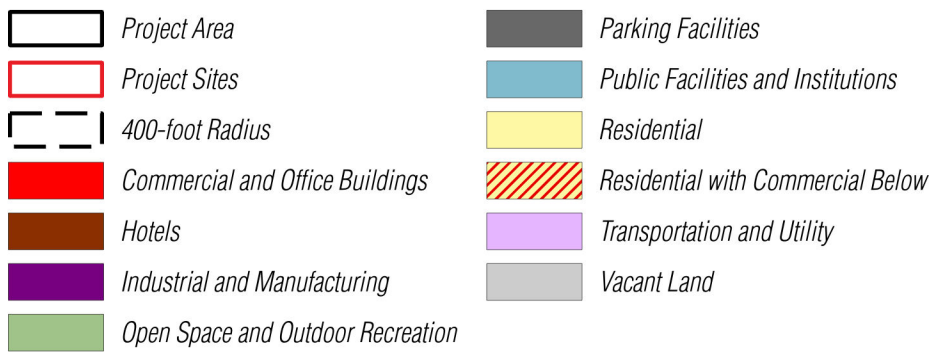
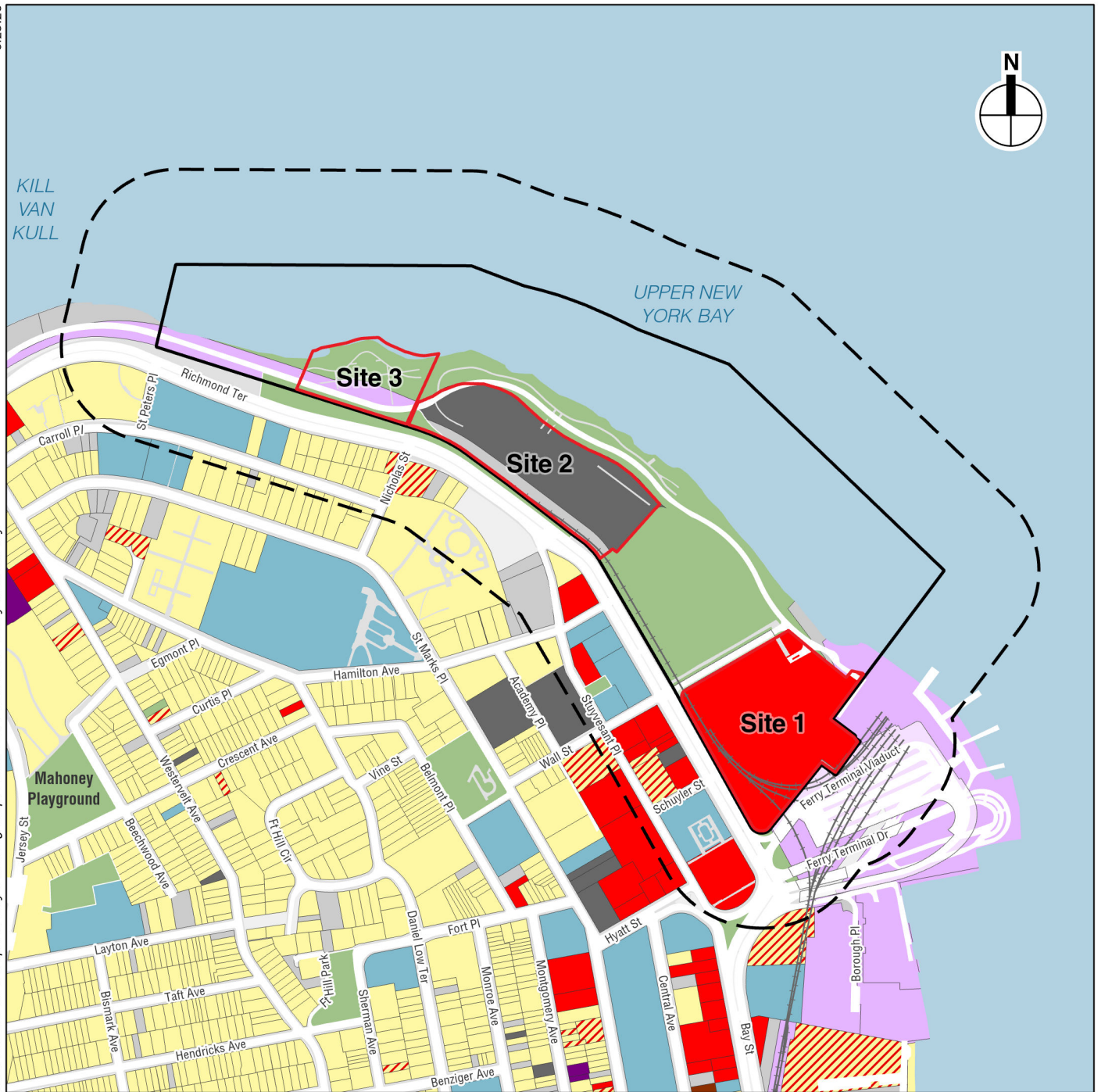
- Project Area
- Project Sites
- 400-foot Radius
- Zoning District Boundary
- C2-2
- C2-4

0 1,000 FEET



- | | |
|--|--|
|  Project Area | Special Purpose District |
|  Project Sites |  Special Hillside Preservation District |
|  400-foot Radius |  Special St. George District |
|  Zoning District Boundary | Special Purpose Sub-Districts |
| |  North Waterfront Subdistrict |
| |  South Waterfront Subdistrict |
| |  Upland Subdistrict |

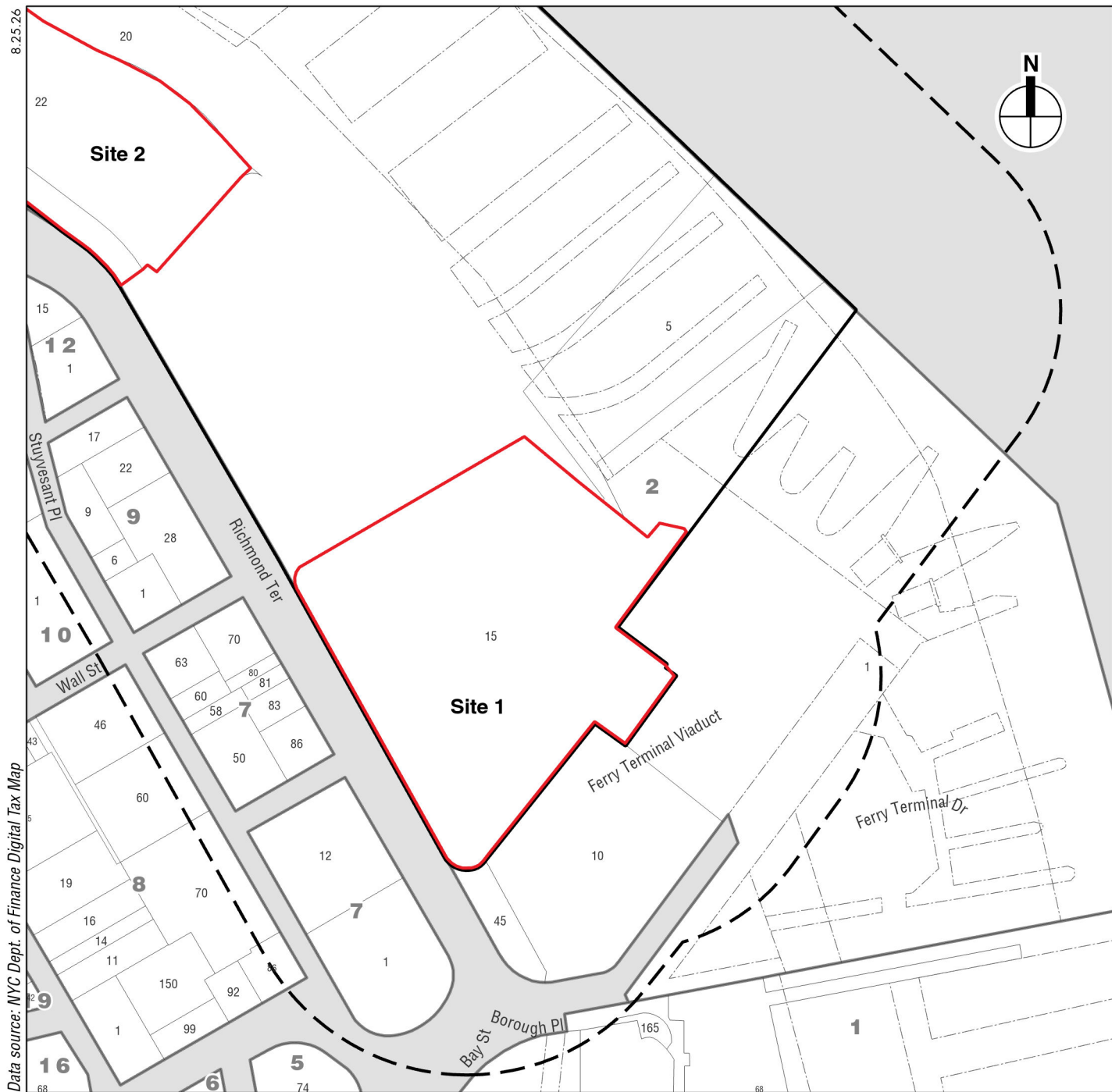
Special Purpose Zoning
Figure 2b



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Existing Land Use

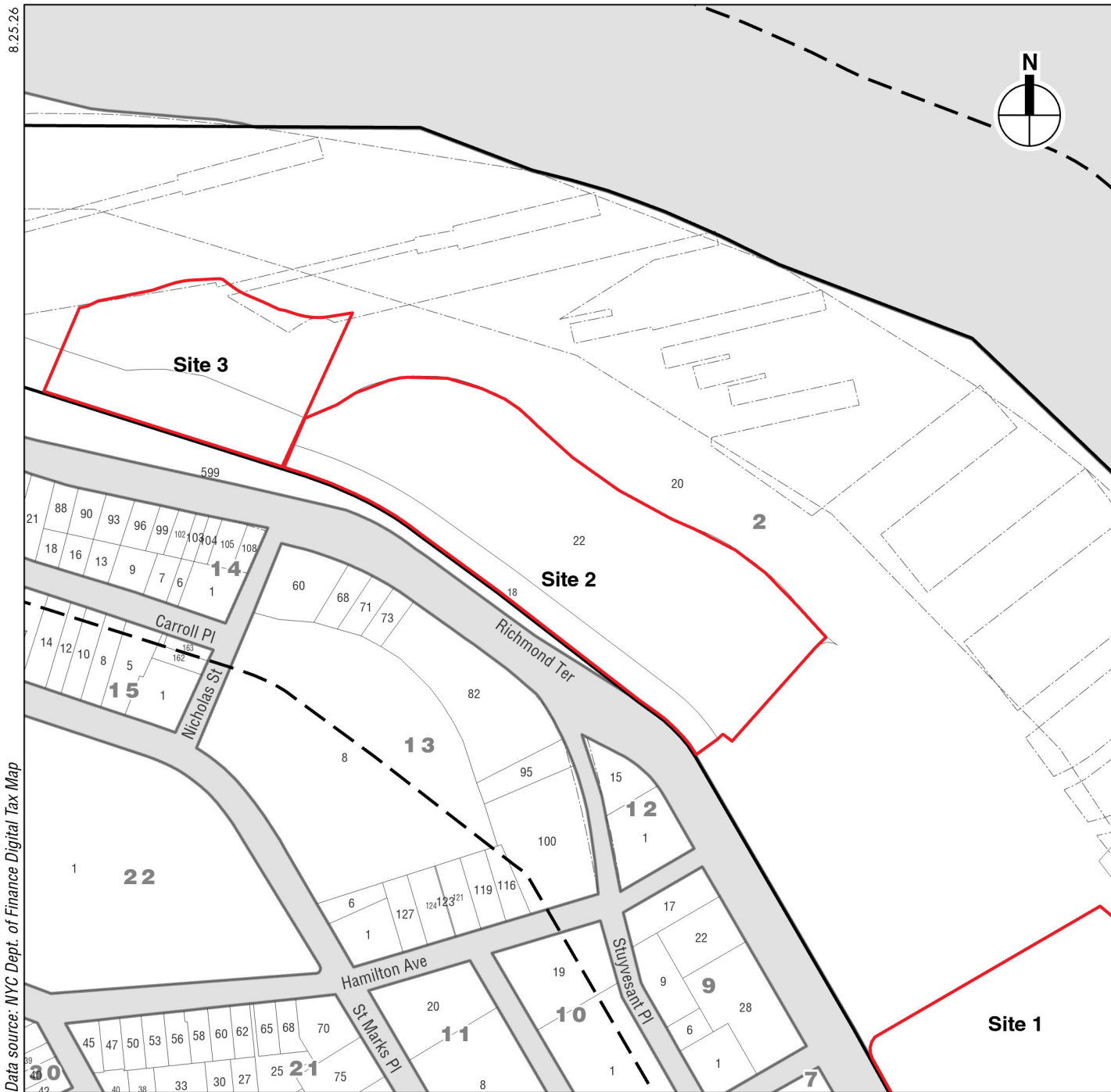
Figure 3



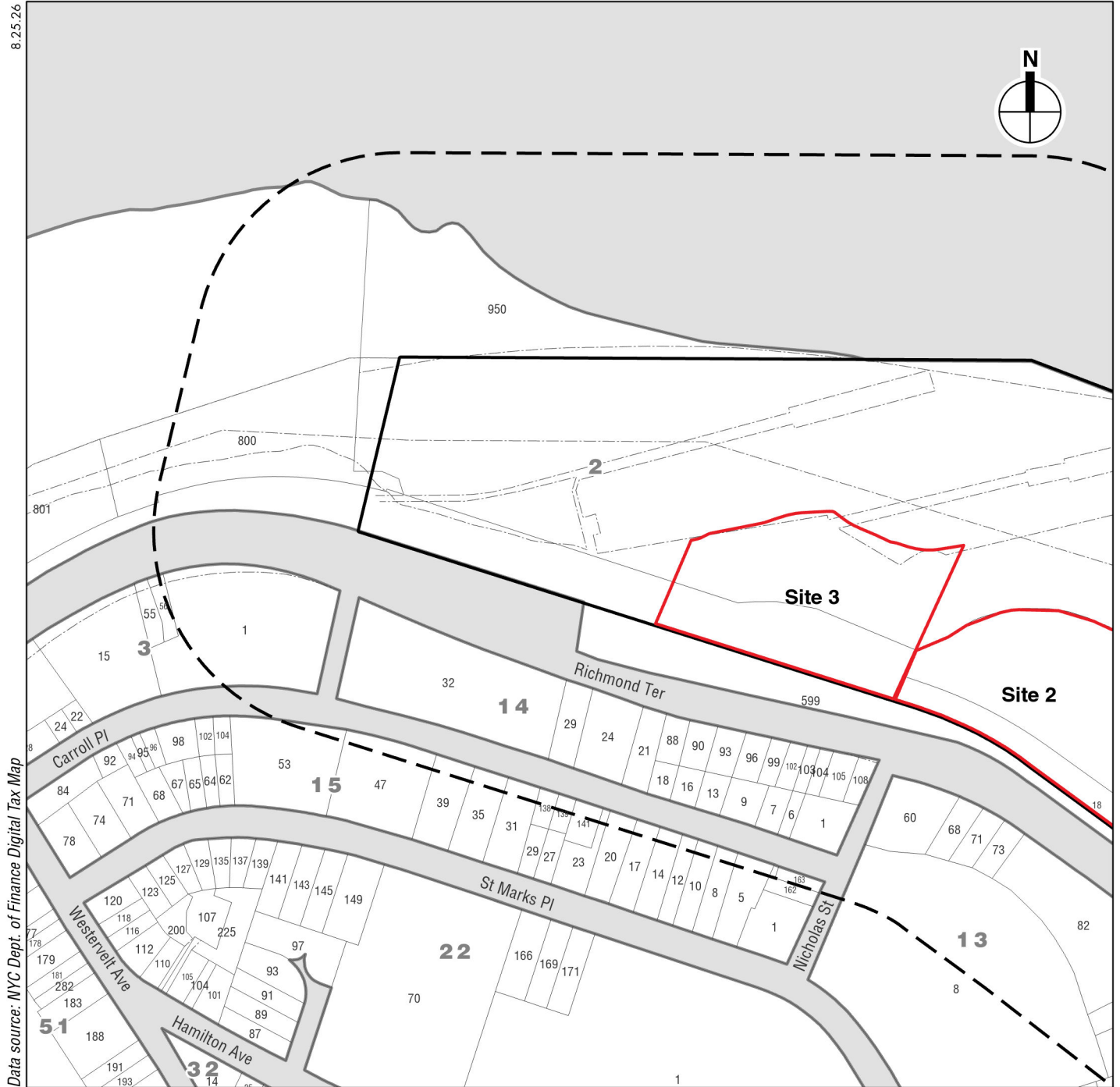
Data source: NYC Dept. of Finance Digital Tax Map

- Project Area
- Project Sites
- 400-foot Radius
- Tax Lot Boundary
- Tax Block Boundary
- Other Boundary

0 1,000 FEET



- Project Area
- Project Sites
- 400-foot Radius
- Tax Lot Boundary
- Tax Block Boundary
- Other Boundary



Data source: NYC Dept. of Finance Digital Tax Map

-  Project Area
-  Project Sites
-  400-foot Radius
-  Tax Lot Boundary
-  Tax Block Boundary
-  Other Boundary

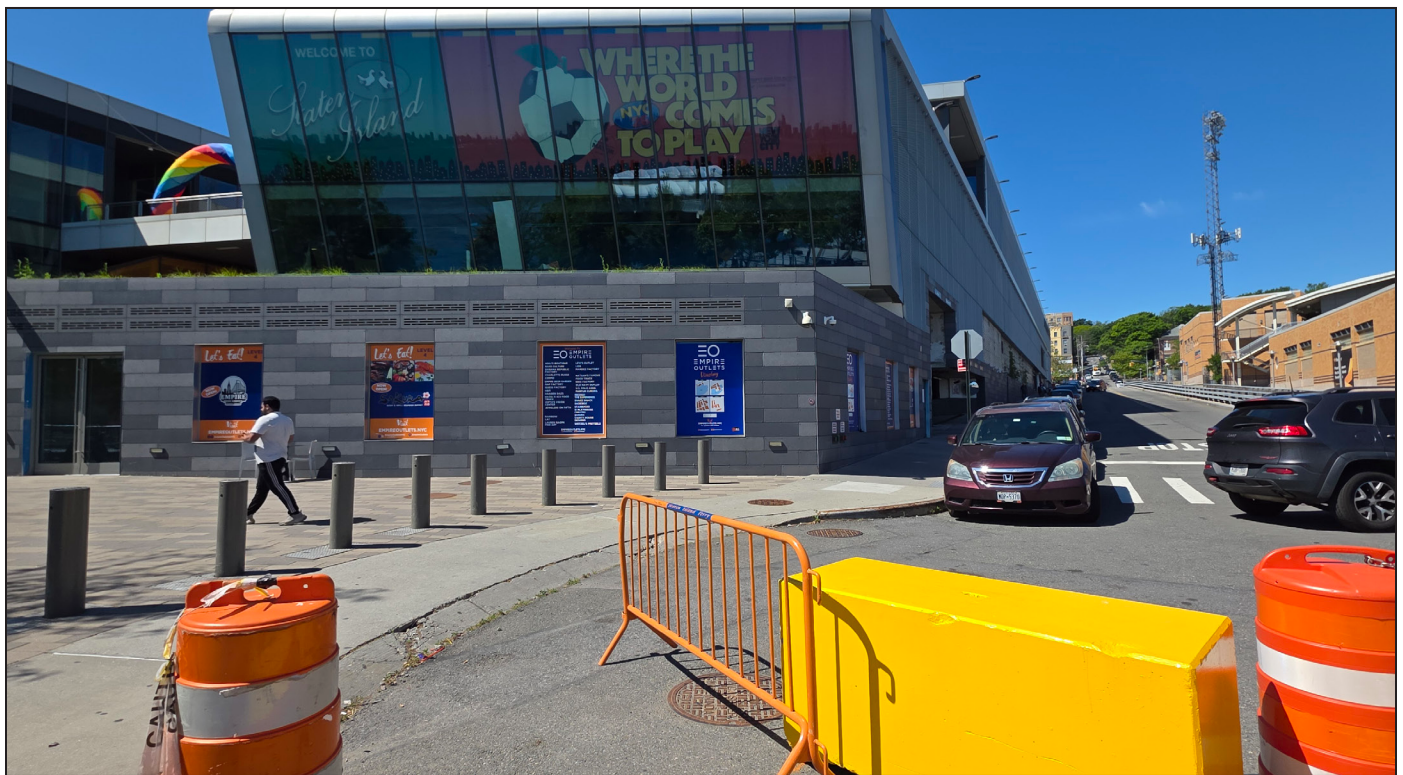
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Photograph Locations



View looking north from within the Empire Outlets on Site 1 1



View looking south towards the Empire Outlets on Site 1 2



View looking northeast towards the Empire Outlets on Site 1 3



View looking north towards the Empire Outlets on Site 1 4



View looking southwest on Wall Street towards Site 1

5



View looking southeast from within the Empire Outlets on Site 1

6



View looking south from within Site 2 towards the terminal building

7



View looking southeast from within Site 2 towards the parking garage

8



View looking north from Richmond Terrace towards Site 2

9



View looking north from Richmond Terrace towards Site 2

10



View looking north from Richmond Terrace towards Site 2 11



View looking north from Richmond Terrace towards Sites 2 and 3 12



View looking west towards Site 3 13



View looking east towards Site 3 14

A. PROJECT DESCRIPTION

INTRODUCTION

The City of New York, acting through the New York City Economic Development Corporation (NYCEDC), the New York City Department of Small Business Services (SBS), and the New York City Department of Citywide Administrative Services (DCAS) (collectively, the “Applicants”), are proposing several discretionary actions (the “Proposed Actions”) to implement the *North Shore Waterfront Plan* (the “Proposed Project”). The Proposed Project is comprised of three City-owned sites (“Sites 1, 2, and 3”, collectively the “Project Sites”), which are all located on Staten Island Block 2 in the St. George neighborhood on the North Shore of Staten Island, New York. Site 1 comprises Lot 15, Site 2 comprises Lots 18, 22, 9018, and a portion of Lot 20, and Site 3 comprises portions of Lots 20 and 601. Sites 1 and 2 are separated by the existing Staten Island University Hospital Community Park and Sites 2 and 3 are contiguous. The Proposed Actions (described below) would affect a slightly larger area, including the Project Sites, as well as portions of Lots 1, 5, and 800 on Block 2 (the “Project Area”).

There is not a specific Developer associated with the Proposed Project, nor development plans for the Project Sites. However, for the purposes of environmental review, the Proposed Project would comprise new, mixed-use development across three sites, including a total of up to 2,500 dwelling units (DUs) (2,252,400 gross square feet [gsf]), 207,173 gsf of commercial, 91,800 gsf of community facility, up to 22,900 sf (0.5 acres) of public open space, and a total of 2,065 parking spaces. The new development would be integrated with the existing buildings and site infrastructure, including the existing Empire Outlets structures and garage on Site 1 and the existing terminal building and garage on Site 2. The Proposed Project would adapt and reuse portions of these existing improvements as part of the overall development sites. The existing vacant space at Site 1 would be replaced with new residential and community facility uses, and commercial space would remain in an amount generally comparable to existing occupied conditions. Site 1 would also include three residential buildings built atop sections of the existing Empire Outlets complex. The existing 3-story terminal building on Site 2 would be adaptively reused with community facility space, and three residential buildings would be built between the existing terminal building and parking garage and the waterfront. The majority of existing parking spaces in the garages on Sites 1 and 2 would be utilized for the Proposed Project as well as existing uses.

The Proposed Actions (described below) include discretionary approvals subject to City Environmental Quality Review (CEQR) and the Uniform Land Use Review Procedure (ULURP) and have been determined to be a Type I action for the purpose of environmental review, subject to Title 6 of New York Codes, Rules, and Regulations (NYCRR), Part 617.4, paragraphs (b)(5)(v) and (b)(6)(i). The New York City Office of the Mayor (OOM), by and through the Deputy Mayor for Economic Justice (DMEJ), is serving as the lead agency for the environmental review and as disclosed in this Environmental Assessment Statement (EAS), has determined that the Proposed Actions are likely to result in significant adverse impacts. Therefore, in coordination with this EAS and pursuant to 6 NYCRR 617.7, the lead agency is also issuing a Positive Declaration and a Draft Scope of Work (DSOW) for an Environmental Impact Statement (EIS).

PROJECT AREA AND PROJECT SITES

The Project Area encompasses the three Project Sites (Sites 1, 2, and 3, described below), as well as portions of Lots 1, 5, and 800 on Block 2 along Staten Island’s North Shore. The Project Area is zoned M1-1 and is within the Special St. George District (SG).

Site 1 comprises Lot 15 on Block 2 and is occupied by the Empire Outlets, a partially vacant, approximately 955,115 gsf shopping center and parking garage complex adjacent to the St. George Ferry Terminal. In addition to commercial space, Site 1 also contains 55,248 square feet (sf) of existing public open space, including a portion of the North Shore Esplanade: St. George, and a 1,250-space parking garage. Site 2 comprises Block 2, Lots 18, 22, 9018, as well as a portion of Lot 20, and is occupied by the mostly vacant, incomplete New York Wheel facility, which includes the 3-story, 72,310 gsf terminal building, which is approximately 80 percent complete, and a 950-space parking garage, which is substantially complete and has received Temporary Certificates of Occupancy (TCO), spanning 330,871 gsf of space. Site 3 comprises portions of Lots 20 and 601 on Block 2 and includes a portion of Bank Street but is otherwise undeveloped.

PRIOR DEVELOPMENT INITIATIVE

The existing conditions at Sites 1 and 2 are the result of the development plan envisioned in the *St. George Waterfront Redevelopment* project, which was approved by the New York City Council in 2013 (the 2013 project¹). As part of the 2013 project, a special permit pursuant to Zoning Resolution (ZR) Section 128-61, applicable within the Special St. George District, was approved and regulates the Project Area's uses, bulk, and development parameters. The 2013 project's primary development objective was to redevelop underutilized portions of the waterfront adjacent to the St. George Ferry Terminal and Staten Island University Hospital Community Park into a vibrant mixed-use area with a retail outlet center, hotel, an observation wheel attraction, waterfront public open space, and public parking garages to support local economic development. Site 1 was redeveloped with the Empire Outlets, a parking garage, and public open space, which opened in 2019, while development of the observation wheel attraction (the New York Wheel) on Site 2 was never completed. As of early 2026, nearly half of the Empire Outlets' commercial spaces are vacant, and the hotel envisioned as part of the 2013 project was not built. On Site 2, the New York Wheel terminal building was issued a TCO by the New York City Department of Buildings (DOB), but the building remains incomplete. Site 2's parking garage has been completed.

As described above, the 2013 project's primary development objective was to redevelop underutilized portions of the waterfront adjacent to the St. George Ferry Terminal and Staten Island University Hospital Community Park into a vibrant mixed-use area with a retail outlet center, hotel, an observation wheel attraction, waterfront public open space, and public parking garages to support local economic development. The City pursued a tourism and entertainment-focused vision, hoping to draw visitors to the North Shore waterfront. However, due to shopping patterns transformed by e-commerce, as well as the impacts of the COVID-19 pandemic, the anticipated consumer traffic did not manifest. Empire Outlets, praised for its architecture, has struggled with a limited mix of retail options. Construction commenced on the New York Wheel project, but construction was halted after several delays. A new procurement in 2023 did not produce viable responses for the New York Wheel site. The 2013 project and the City's development objective for the Project Area have not been fully realized. After almost 15 years spent on these projects, the City, NYCEDC, elected officials, and Staten Islanders all agree: a new approach is needed.

DESCRIPTION OF THE PROPOSED PROJECT

The Proposed Actions are proposed to facilitate the *North Shore Waterfront Plan* (a.k.a. the Proposed Project), which has been developed through a collaborative community planning and engagement process. There is not a specific Developer associated with the Proposed Project, nor development plans for the Project Sites; however, it is assumed that the existing buildings on the Project Sites, in particular on Sites 1 and 2, would remain as part of future development. Therefore, the environmental review will analyze a Reasonable Worst Case Development Scenario (RWCDs), ensuring a conservative analysis that provides decision makers, agencies, and community stakeholders with a comprehensive assessment of potential impacts.

The Proposed Project being analyzed for CEQR purposes comprises a new mixed-use development consisting of approximately 3.4 million gsf of mixed-use residential (a total of up to 2,500 units, of which 500 to 750 units would be affordable pursuant to MIH²), commercial, community facility, and structured parking space, as well as up to 0.5 acres of public open space. The Proposed Project is comprised of three distinct parcels: Sites 1, 2, and 3. The components of the Proposed Project within each site are described in more detail below and summarized in **Table 1**.

¹ Refer to the 2013 *St. George Waterfront Redevelopment FEIS* (CEQR Number 13SBS001R). In the 2013 project, Site 1 and Site 2 are referred to as the South Site and North Site, respectively.

² Depending on the MIH Option selected, the number of affordable units would be between 500 (20 percent) to 750 (30 percent affordable). As the MIH Option will not be selected until approval of the Proposed Actions, the CEQR documents will show the range of MIH income-restricted units that could result from the Proposed Actions.

Table 1
Proposed Project: Sites 1, 2, & 3

Site	Total GSF	Residential GSF	Total Dwelling Units	Range of Affordable Dwelling Units (20-30%)	Commercial GSF	Community Facility GSF	Open Space (SF)	Parking Spaces	Garage, Loading, & Mechanical GSF
1	1,842,615	1,080,000	1,200	240-360	207,173	19,490	0	1,150	535,952
2	1,307,181	913,000	1,000	200-300	0	72,310	0	915	321,871
3	259,400	259,400	300	60-90	0	0	22,900	0	0
Total	3,409,196	2,252,400	2,500	500-750	207,173	91,800	22,900	2,065	857,823

SITE 1

At Site 1, the Proposed Project comprises an approximately 1,842,615 gsf mixed-use development containing residential, commercial, community facility, and structured parking space, as well as 55,248 sf of existing public open space. The existing vacant space within the Empire Outlets footprint would be redeveloped to accommodate new residential and community facility uses. The Proposed Project would replace approximately 201,304 gsf of currently vacant commercial space with these new uses while continuing to provide approximately 207,173 gsf of commercial space throughout the Site 1 development. As a result, commercial uses would remain on Site 1, albeit with a different mix of uses and an overall commercial floor area that is generally comparable to existing occupied conditions.

The residential component at Site 1 consists of three residential buildings that would be built atop sections of the existing Empire Outlets complex (see **Figure 6a**). One 30-story building (319' to the rooftop; 354' including rooftop bulkhead) would be built on the eastern portion of Site 1, adjacent to the St. George Ferry Terminal, while one 22-story building (242' to the rooftop; 277' including rooftop bulkhead) and one 25-story building (266' to the rooftop; 301' including rooftop bulkhead) would be built on the western portion of Site 1, near Wall Street and Staten Island University Hospital Community Park. In total, the three buildings would contain approximately 1,080,000 gsf of residential space, including up to 1,200 total residential units, of which 240 to 360 units would be income-restricted pursuant to the City's MIH program.

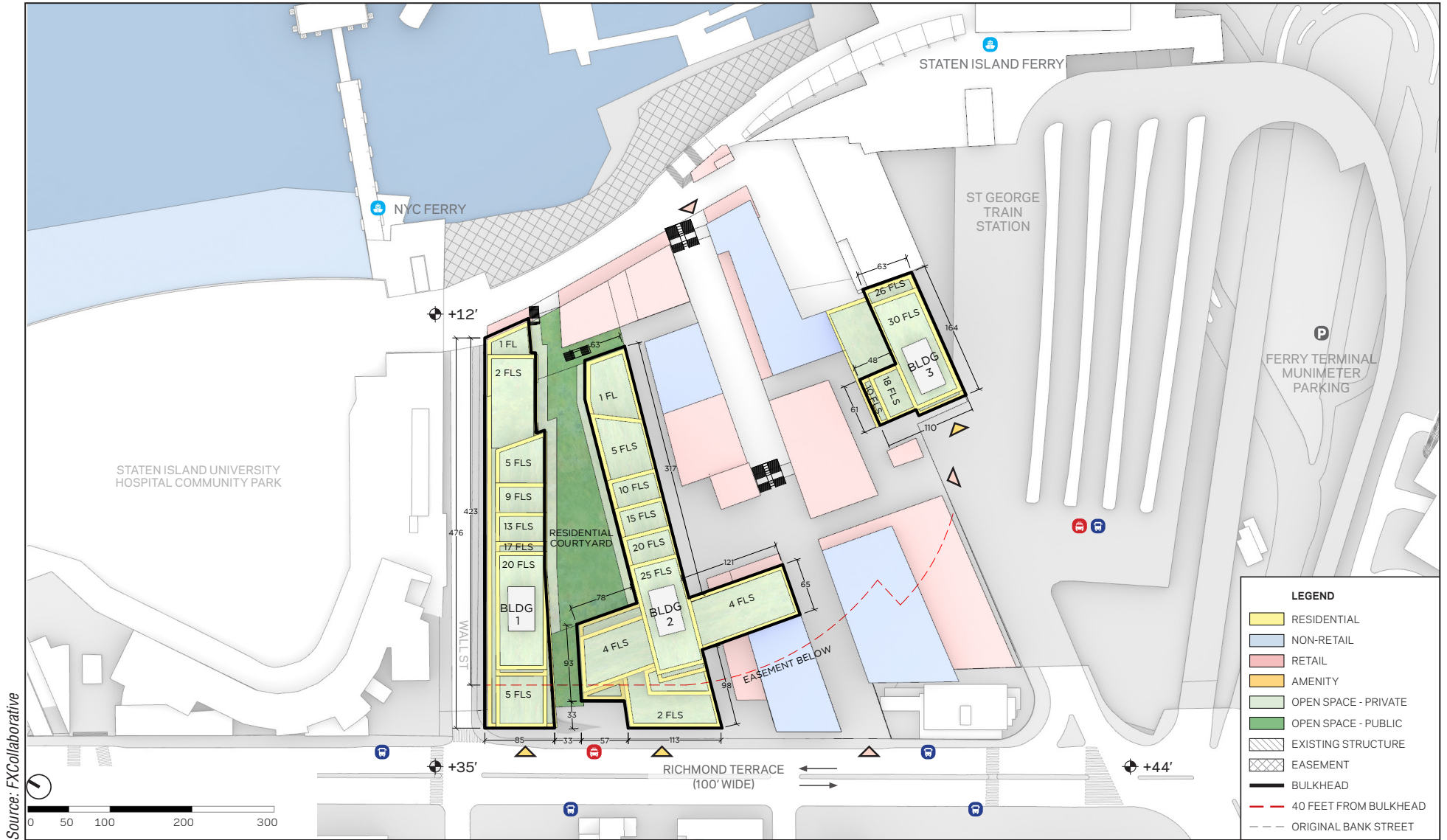
Apart from the three new residential buildings, the non-residential component at Site 1 would include approximately 226,662 gsf of space within the Empire Outlets complex. For CEQR analysis purposes, the non-residential space would comprise approximately 133,755 gsf of retail space (shopping center with a mix of local and destination retail and food/beverage uses), 30,000 gsf of sit-down restaurant space, 23,927 gsf of supermarket space, 19,490 gsf of commercial office space, and 19,490 gsf of community facility space (assumed to be medical office space for CEQR analysis purposes).

In addition, Site 1 would include a 1,150-space, approximately 535,952 gsf parking garage (within the existing below ground Empire Outlet garage) and 55,248 sf of existing public open space, comprising a portion of the existing North Shore Esplanade: St. George as well as public open space within the existing Empire Outlets complex that would remain. Site 1's existing parking garage would remain, however, with the Proposed Project, there would be a slight decrease in garage space and the number of parking spaces. Site 1's pedestrian access would occur via the Richmond Terrace, Ferry Terminal Viaduct, and Bank Street frontages. Access to Site 1's loading and parking would occur via the Wall Street frontage (see **Figure 7a**).

SITE 2

At Site 2, the Proposed Project comprises an approximately 1,307,181 gsf mixed-use development containing residential, community facility, and structured parking space.

The residential component at Site 2 consists of three residential buildings that would be built between the existing terminal building and parking garage and the waterfront (see **Figure 6b**). One 30-story building (319' to the rooftop; 354' including rooftop bulkhead) would be built on the eastern portion of Site 2, north of the terminal building, while one 17-story building (182' to the rooftop; 217' including rooftop bulkhead) and one 22-story building (232' to the rooftop; 267' including rooftop bulkhead) would be built on the northern portion of Site 2, north of the parking garage. In total, the three buildings would contain approximately 913,000 gsf of residential

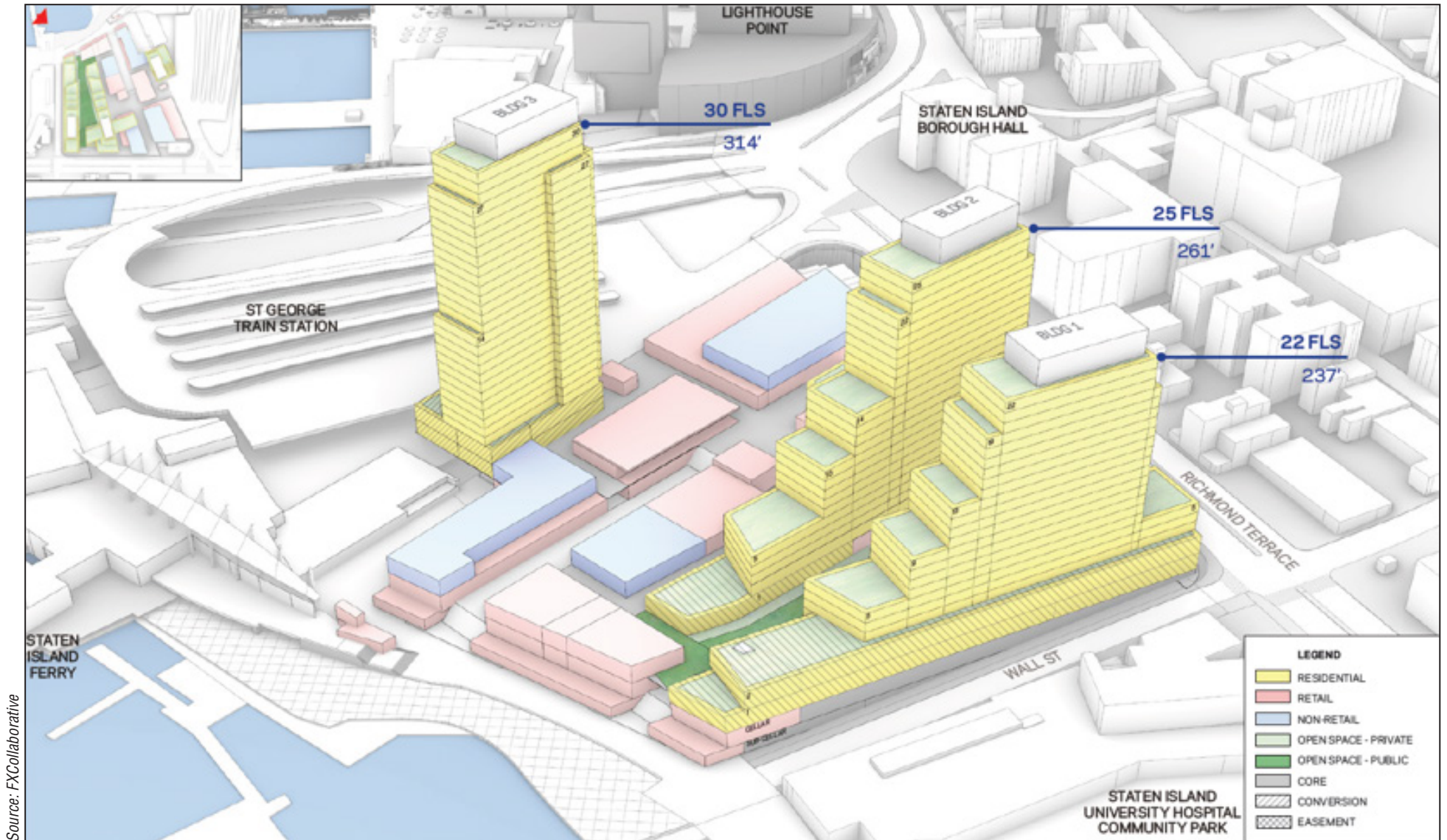


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space, including up to 1,000 total residential units, of which 200 to 300 units would be income-restricted pursuant to the City's MIH program.

Apart from the three new residential buildings, the non-residential component at Site 2 would include the adaptive reuse of the existing 72,310 gsf terminal building with community facility space. For CEQR analysis purposes, the community facility space is assumed to comprise approximately 24,103 gsf of community center space, 24,103 gsf of community/cultural flex space, and 24,103 gsf of health club space.

In addition, Site 2 would also contain a 915-space, approximately 321,871 gsf parking garage—which is Site 2's existing parking garage. However, with the Proposed Project, there would be a slight decrease in garage space and the number of parking spaces. Site 2's pedestrian access would occur via the Richmond Terrace and Bank Street frontages. Access to Site 2's loading and parking would occur via the Richmond Terrace and Bank Street frontages (see **Figure 7b**). It should be noted that the existing North Shore Esplanade: St. George is currently being extended along the waterfront adjacent to Site 2 and is planned to open in 2028, irrespective of the Proposed Project.

SITE 3

At Site 3, the Proposed Project comprises a 13-story, approximately 259,400 gsf residential building containing up to 300 total residential units, of which 60 to 90 units would be income-restricted pursuant to the City's MIH program. The 13-story building would rise to a rooftop height of 147', and a maximum height of 172' including a rooftop bulkhead. In addition, 22,900 sf of public open space would be provided in the form of a waterfront esplanade (see **Figure 6c**). Site 3's pedestrian access would occur via the Bank Street frontage and a potential future means of vertical circulation from Site 2's ramp at the intersection of Richmond Terrace and Nicholas Street. Parking for Site 3 would occur via Site 2, while loading for Site 3 would occur via Bank Street (see **Figure 7c**).

PURPOSE AND NEED FOR THE PROPOSED ACTIONS

In 2023, the Staten Island North Shore Action Plan (the 2023 plan) was released to bring substantial public planning and investment to the North Shore to catalyze residential growth and strengthen the waterfront as a destination for residents, workers, and visitors. The 2023 plan, comprising a coordinated planning effort by the City and Councilmember Kamillah Hanks, outlines a suite of investments for the North Shore, including the development of 20 acres of public open space, primarily along the waterfront, new commercial space, and thousands of residential units.

In 2025, two years after the release of the 2023 plan, NYCEDC engaged with the local St. George community through a collaborative community visioning process with a specific focus on the Project Area. Over the course of several months, NYCEDC solicited feedback from over 1,000 Staten Islanders through a mix of in-person workshops, focus groups, tabling at local community events, and tours. This engagement process revealed that the surrounding community desires more housing options, waterfront access, cultural amenities, space for young people, neighborhood-serving uses, and better connections to the rest of Staten Island. In November 2025, building on the community planning and engagement process, NYCEDC on behalf of the City announced a new vision¹ for the Project Area to create new housing, neighborhood-serving retail and cultural spaces, and public open space, including restored public access to the waterfront.

Great waterfront public spaces thrive on activity. Successful urban waterfront neighborhoods around the world bring together recreation, commerce, and residential communities. Today, Empire Outlets and the former New York Wheel site lack many of these key ingredients. There are limited retail options, much of the waterfront lacks public access, and no one lives there. These sites could be so much more, with Staten Island's best transit connections minutes away and some of the best waterfront views in the world. To ensure these sites succeed, people need to live there. Residents can ensure the sites are active, safe, well maintained, and that businesses have the customers they need to thrive. With a new strategy, Empire Outlets and the former New York Wheel site can deliver the ingredients for a more successful neighborhood: new homes, shops, public spaces, and services for Staten Islanders. Re-imagining these sites in this way can also boost equity in the surrounding St. George and greater North Shore Area by providing new and varied housing options for Staten Islanders,

¹ <https://edc.nyc/sites/default/files/2025-11/NYCEDC-Staten-Island-North-Shore-Action-Plan-11-18-2025.pdf>

including much needed affordable housing, and diversifying the type of employment opportunities offered in St. George. Providing housing, retail, and critical community facilities near transit reduces people's commutes, saving them time and money, and creates healthier, more cohesive communities.

Sites 1 and 2 are governed by Zoning Resolution Section 128-61 and related prior approvals within the North Waterfront subdistrict, including special permits and associated restricted dispositions. Under existing zoning and the current approvals, there is no as-of-right development permitted on these sites, and future redevelopment would continue to require discretionary approvals under a structure that was established for the 2013 project and no longer reflects the City and the community's vision for the area. Site 3 was previously included as part of a series of special permits sought in 1999 to facilitate the Staten Island University Hospital Community Park, a large open parking area, and associated waterfront esplanade, which also does not allow for realization of the current vision.

The overarching purpose of the Proposed Project is to address community desires and needs as captured through the collaborative community planning and engagement process. Subsequently, to realize the full potential of the Project Area in contributing to substantially supporting the economic, social, and recreational flourishing for this Staten Island community.

PROPOSED ACTIONS

To facilitate the development of the Proposed Project, the Applicants are seeking the following discretionary actions:

- Zoning map amendment to rezone the Project Area from M1-1 to C4-5;
- Zoning text amendment(s) to:
 - Amend the Special St. George District (SG) regulations (ZR 128-00 et seq.) relating to bulk, use, and parking to permit as-of-right development in the Project Area;
 - Amend Appendix F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas) for Staten Island Community District 1 to establish the Project Area as a Mandatory Inclusionary Housing (MIH) Area;
- Authorization(s) for Waiver of Waterfront Public Access Areas;
- Acquisition of real property by the City of an air parcel (i.e., beginning at a plane approximately 23-feet over the existing MTA-leased railroad right-of-way abutting Richmond Terrace) located within Site 1;
- Disposition of City-owned property to dispose of the Project Area via long term lease(s) to future developer(s);
- Modification of the existing Stadium Use Special Permit, Stadium Bulk Special Permit, and Railroad Right-of-Way Special Permit;
- Modification or Cancellation of Restrictive Declaration(s);
- New York State Department of Environmental Conservation (NYSDEC) consent for disturbance of soil beneath the cap for areas subject to the Voluntary Cleanup Agreement (VCA) as per the March 2006 Operation, *Maintenance and Monitoring Plan*, approval for change of use and approval to amend the deed restriction;
- Potential City capital funding; and
- Potential waterfront permits from NYSDEC and the U.S. Army Corps of Engineers (USACE).

The Proposed Project would also require some actions that are non-discretionary including waterfront zoning lot sub-division(s), and waterfront public access and visual corridor certification(s).

ANALYSIS FRAMEWORK

The analysis framework lays out the conditions upon which the potential impacts of the Proposed Actions will be measured. The EIS will account for existing conditions, the Future without the Proposed Actions (No-Action condition), and the Future with the Proposed Actions (With-Action condition). The incremental difference between the future No-Action condition and future With-Action condition serves as the basis for identifying potential environmental impacts, as described below. **Table 2** summarizes the RWCDs identified for analysis purposes in the EIS (refer to the EAS Form, Part II for more detailed information).

Table 2
North Shore Waterfront Plan RWCDs

Use	No-Action Condition	With-Action Condition	Increment
Residential GSF	0	2,252,400	2,252,400
Total Residential Units	0	2,500	2,500
MIH Income-restricted Residential Units (20-30%)	0	500-750	500-750
Commercial GSF	210,359	207,173	-3,187
<i>Shopping Center GSF</i>	210,359	133,755	-76,604
<i>Office GSF</i>	0	19,490	19,490
<i>Sit-down Restaurant GSF</i>	0	30,000	30,000
<i>Supermarket GSF</i>	0	23,927	23,927
Community Facility GSF	0	91,800	91,800
<i>Medical Office GSF</i>	0	19,490	19,490
<i>Community Center GSF</i>	0	24,103	24,103
<i>Community / Cultural Flex GSF</i>	0	24,103	24,103
<i>Health Club GSF</i>	0	24,103	24,103
Public Open Space (sf)	55,248	78,148	22,900
Vacant Space GSF (Sites 1 + 2)	273,614	0	-273,614
Garage Parking Spaces	2,200	2,065	-135
Garage GSF	874,323	857,823	-16,500
Total GSF (Sites 1, 2, and 3)	1,358,296	3,409,196	2,050,900
Population¹	No-Action Condition	With-Action Condition	Increment
Residents	0	7,150	7,150
Workers	676	1,127	451

¹ Refer to the EAS Form for more information on how the residential and worker populations were estimated.

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

Absent the Proposed Actions, the existing conditions at Sites 1, 2, and 3 within the Project Area would remain. As described above, the Project Area's uses, bulk, and development parameters are controlled by the existing ZR Section 128-61 special permit approved in 2013. As such, additional as-of-right development is not permitted in the Project Area without additional discretionary approval from the City Planning Commission (CPC). Therefore, in the No-Action condition, the Project Area would remain underutilized, with limited redevelopment potential and economic activity and no market-rate and income-restricted housing, community amenities, or additional public open space. It should be noted that waterfront public access adjacent to Site 2 is planned to occur irrespective of the Proposed Project. The existing North Shore Esplanade: St. George is currently being extended along the waterfront adjacent to Site 2 and is planned to open in 2028. The No-Action condition for the three sites is described in more detail below.

Site 1

In the No-Action condition, Site 1 would continue to contain the Empire Outlets, which encompasses a total of approximately 955,115 gsf of total building space and parking, as well as 55,248 sf of existing public open space. No substantial changes to the Empire Outlets' current mix of tenants or overall vacancy are anticipated by 2036; while there is the potential that, in the absence of the Proposed Actions, some of the existing vacant commercial space would be tenanted, based on commercial leasing trends for Empire Outlets and for CEQR analysis purposes, it is assumed that the existing vacant commercial space would remain unoccupied in the No-Action condition. Therefore, in the No-Action condition, Site 1 would contain approximately 210,359 gsf of occupied commercial space (shopping center with a mix of local and destination retail and food/beverage uses), 201,304 gsf of vacant commercial space, 543,452 gsf of parking garage space (1,250 spaces), and 55,248 sf of existing public open space, including a portion of the existing North Shore Esplanade: St. George.

Site 2

In the No-Action condition, Site 2 would continue to contain the vacant, incomplete New York Wheel facility, which encompasses a total of approximately 403,181 gsf of total building space, including the incomplete, 3-story, 72,310 gsf terminal building and a 330,871 gsf parking garage (950 spaces). As stated above, a 2023 procurement process did not produce viable responses for Site 2; therefore, no additional development is anticipated to occur in the No-Action condition. Furthermore, waterfront public access near Site 2 is planned to occur irrespective of the Proposed Project.

Site 3

In the No-Action condition, Site 3 would remain a vacant, unimproved site.

THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITION)

The Proposed Actions would facilitate the development of the Proposed Project described above, which is the RWCDs for CEQR analysis purposes. The Proposed Project comprises a mixed-use development consisting of approximately 3.4 million gsf of mixed-use residential, commercial, community facility, and structured parking space, as well as up to 0.5 acres of public open space. A summary of the RWCDs is provided in **Table 2**.

RWCDs INCREMENT

Compared to the No-Action condition, the Proposed Actions would result in the incremental development of approximately 2,252,400 gsf of residential space (up to 2,500 residential units), 91,800 gsf of community facility space, and up to 22,900 sf (0.5 acres) of public open space. Compared to the No-Action condition, the Proposed Actions would result in a reduction of approximately 3,187 gsf of commercial space, 273,614 gsf of vacant building space (at Sites 1 and 2), and 16,500 gsf (-135 spaces) of parking garage space. As shown in **Table 2**, compared to the No-Action condition, the Proposed Actions' RWCDs would result in the net incremental addition of approximately 7,150 residents and 451 workers.

ANALYSIS YEAR

For the purposes of the environmental review, it is assumed that the Proposed Project would begin construction in 2029 and would be completed and operational by 2036. Therefore, a future analysis year of 2036 will be examined to assess the potential impacts of the Proposed Project.

B. CEQR ANALYSIS AREAS

This EAS and the EIS for the *North Shore Waterfront Plan* are being prepared in accordance with the methodologies presented in the 2025 *City Environmental Quality Review (CEQR) Technical Manual*. Tasks associated with each technical analysis are described in the DSOW document, which also includes a detailed project description, including information regarding the RWCDs and the Proposed Actions.

LAND USE, ZONING, AND PUBLIC POLICY

According to the *CEQR Technical Manual*, a land use analysis characterizes the uses and development trends in the area that may be affected by a project, describes the public policies that guide development, and determines whether a project is compatible with those conditions and policies or whether it may affect them. The Proposed Project involves several discretionary actions that may affect land use, including, but not limited to, a zoning map amendment and zoning text amendments. Therefore, the potential effects of the Proposed Actions on land use trends, zoning, and applicable public policies in the study area will be assessed in the EIS, as described in the DSOW. In addition, as the Project Area falls within the boundaries of the City's Coastal Zone, an assessment of the Proposed Actions' consistency with the City's Waterfront Revitalization Program (WRP) will be prepared.

SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a project would result in a significant adverse impact due to: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse

effects on a specific industry. The following describes whether each of these issues needs to be addressed in the EIS.

DIRECT RESIDENTIAL DISPLACEMENT

According to the *CEQR Technical Manual*, if a project would directly displace more than 500 residents, it may have the potential to alter the socioeconomic character of a neighborhood and a preliminary assessment of direct residential displacement is appropriate. The Project Area does not contain any residential uses. Therefore, the RWCDs associated with the Proposed Actions would not directly displace any residential uses, and an assessment of direct residential displacement is not warranted.

DIRECT BUSINESS DISPLACEMENT

According to the *CEQR Technical Manual*, if a project would directly displace more than 100 existing employees, a preliminary assessment of direct business displacement is appropriate. Although Site 1 is occupied by the Empire Outlets, an approximately 955,115 gsf shopping center adjacent to the St. George Ferry Terminal, nearly half of the Empire Outlets' commercial spaces are currently vacant. Sites 2 and 3 are currently vacant and do not support any business. Empire Outlets' existing tenants are estimated to employ more than 100 existing employees; therefore, as described in the DSOW, a preliminary assessment of potential direct business displacement will be provided in the EIS.

INDIRECT RESIDENTIAL DISPLACEMENT

The RWCDs associated with the Proposed Actions would include the development of up to 2,500 DUs which exceeds the CEQR threshold of 250 incremental DUs and warrants an indirect residential displacement analysis. Therefore, as described in the DSOW, a preliminary assessment of indirect residential displacement will be provided in the EIS.

INDIRECT BUSINESS DISPLACEMENT

The RWCDs associated with the Proposed Actions would not introduce a substantial amount (in excess of 200,000 sf) of new commercial uses as defined under CEQR and therefore would not warrant a preliminary assessment of indirect business displacement based solely on the introduction of new commercial space. However, pursuant to the *CEQR Technical Manual*, if a preliminary assessment of direct business displacement is required (i.e., due to the potential displacement of more than 100 employees or an unusually important business), a preliminary assessment of indirect business displacement should also be conducted. Therefore, as described in the DSOW, a preliminary assessment of potential indirect business displacement will be provided in the EIS.

ADVERSE EFFECTS ON A SPECIFIC INDUSTRY

Based on the guidelines in the *CEQR Technical Manual*, a preliminary assessment of effects on specific industries is not warranted as the Proposed Actions would not involve regulatory changes or other activities that could affect business conditions in any industry or any category of businesses or indirectly substantially reduce employment or impair the economic viability in an industry or category of businesses.

COMMUNITY FACILITIES AND SERVICES

According to the *CEQR Technical Manual*, a community facilities and services assessment is warranted if a project has the potential to result in either direct or indirect effects on community facilities. Community facilities include public schools, publicly funded early childhood programs, libraries, and healthcare facilities, as well as fire and police protection. Direct effects occur when a project physically alters or displaces a community facility. Indirect effects result from increases in population that place added demand on community facility service delivery, and CEQR guidance provides that an indirect effects assessment of health care facilities and fire and police protection are typically only warranted when the project would result in the introduction of a new neighborhood where none existed before.

The Proposed Actions would not result in the direct displacement of any existing community facilities or services, nor would they affect the physical operations of or access to and from any police or fire stations, or health care facilities. Therefore, the Proposed Actions would not have any direct significant adverse impacts on these community facilities or services.

New populations added to an area as a result of a project would use existing services, which may result in potential indirect effects on service delivery. The demand for community facilities and services is directly related to the type and size of the new population generated by development supported by a project. As per the *CEQR Technical Manual*, depending on the size, income characteristics, and age and distribution of the new population, a project may have indirect effects on public schools, early childhood programs, or libraries. The RWCDs associated with the Proposed Actions would introduce up to 2,500 DUs to the Project Area. Assuming the Staten Island CD 1 average household size of 2.86 persons (per 2020 Census data), the RWCDs associated with the Proposed Actions would introduce an estimated 7,150 residents to the Project Area. A discussion of the Proposed Actions' potential effects on community facilities and services is provided below.

PUBLIC SCHOOLS

If a project introduces greater than 100 elementary/middle school age children, or 150 high school students, an assessment of public school facilities is required. The Project Area is located within Community School District (CSD) 31. Utilizing the Projected public school Ratios published by the New York City School Construction Authority (SCA), the 100-student threshold for analysis of elementary/middle school capacities is achieved if a project introduces more than 295 DUs in CSD 31. The RWCDs associated with the Proposed Actions is expected to result in up to 2,500 DUs in the Project Area. Therefore, an analysis of public elementary/intermediate schools will be provided in the EIS, as described in the DSOW.

The threshold for analysis of high school capacity is considered at the borough-wide level and is achieved if a project introduces at least 1,405 DUs in Staten Island. The RWCDs associated with the Proposed Actions is expected to result in up to 2,500 DUs in the Project Area. Therefore, an analysis of public high schools will be provided in the EIS, as described in the DSOW.

EARLY CHILDHOOD PROGRAMS

The *CEQR Technical Manual* requires a detailed analysis of early childhood programs when a project would generate substantial numbers of subsidized, low-to moderate-income family DUs that may therefore generate a significant number of eligible children to affect the availability of open slots at publicly funded early childhood programs. Typically, projects that generate 20 or more eligible children under age six require further analysis. According to Table 6-1 of the *CEQR Technical Manual*, the number of income-restricted DUs needed to yield 20 or more eligible children in Staten Island would be 217 DUs. The RWCDs associated with the Proposed Actions would result in a minimum of approximately 500 income-restricted DUs pursuant to MIH Option 3. Therefore, the Proposed Actions would exceed the threshold for an analysis of early childhood programs and an analysis will be provided in the EIS, as described in the DSOW.

LIBRARIES

According to the guidelines established in the *CEQR Technical Manual*, if a project increases the number of DUs served by the local library branch by more than five percent, then an analysis of library services is necessary. In Staten Island, the introduction of 679 DUs would represent a five percent increase in DUs per branch. Therefore, as the RWCDs associated with the Proposed Actions would generate up to 2,500 DUs, an analysis of libraries will be provided in the EIS, as described in the DSOW.

POLICE/FIRE SERVICES AND HEALTH CARE FACILITIES

According to the *CEQR Technical Manual*, a detailed analysis of police and fire services and health care facilities is required if a project would (a) introduce a sizeable new neighborhood where one has not previously existed, or (b) would displace or alter a hospital or public health clinic, fire protection services facility, or police station. The RWCDs associated with the Proposed Actions would not meet any of these criteria as it would not create a sizeable new neighborhood and would not displace or alter a hospital or public health clinic, fire protection services facility, or police station.

Although the Proposed Project would increase residential density in the St. George neighborhood on the North Shore of Staten Island, it does not warrant a detailed analysis of police/fire services and health care facilities pursuant to CEQR guidance. The Project Area is located along Staten Island's North Shore in the St. George neighborhood, which is the civic center and transportation hub of Staten Island. Adjacent to the Project Area, the blocks located along the south side of Richmond Terrace include a mix of residential, commercial/office, and public facility/institutional uses. Residential uses include low-rise one- and two-family houses and multifamily

walkup buildings, mid-rise multifamily elevator buildings, and two 20-story high-rise multifamily buildings comprising the Castleton Park complex. Commercial/office uses include low-rise commercial buildings containing local office, restaurant, retail, and service-oriented businesses and ancillary parking lots. Public facility/institutional uses include Staten Island Borough Hall, Richmond County Surrogate's Court, Staten Island Family Courthouse, and the New York City Police Department's (NYPD) 120th Precinct. The Project Area and surrounding area are well-served by public transportation. Waterborne transit options include Staten Island Ferry service to Manhattan and NYC Ferry service via the St. George route to Brooklyn and Manhattan. Rail transit includes SIR service via the St. George station, while bus transit options include an extensive local and express bus network, including nearly 20 bus routes that converge at or near the St. George Ferry Terminal. Therefore, based on *CEQR Technical Manual* guidance, a detailed analysis of police and fire services and health care facilities is not warranted. The Applicants will coordinate with the Fire Department of New York (FDNY) and NYPD as development plans progress.

OPEN SPACE

The *CEQR Technical Manual* defines open space as publicly accessible, publicly, or privately owned land that is publicly available for leisure, play, or sport, or is set aside for the protection or enhancement of the natural environment. The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an open space or an indirect effect through increased population. The threshold for an assessment is whether a project would introduce more than 250 residential units or 500 non-residents. The RWCDs associated with the Proposed Actions would result in up to 2,500 residential units and an increment of approximately 451 workers. Therefore, an analysis of residential indirect effects on open space is warranted for the EIS, as described in the DSOW. If warranted based on the results of the shadows analysis, an analysis of direct effects to open space related to shadows will also be prepared.

SHADOWS

The *CEQR Technical Manual* requires a shadows assessment for projects that would result in new structures or additions that are either: (a) greater than 250 feet in height, or (b) greater than 50 feet in height and with greater than 50 feet in incremental height change, or (c) substantial changes in bulk if located adjacent to sunlight-sensitive resources, which include publicly accessible parks and other open spaces, natural resources that depend on sunlight, and historic resources with sunlight-sensitive features.

The RWCDs associated with the Proposed Actions would introduce seven new buildings to the Project Area, three of which would exceed 250 feet in height, and therefore a preliminary shadows screening will be conducted to assess whether project-generated shadows could potentially reach any sunlight-sensitive resources. If the screening assessment shows that sunlight-sensitive resources could potentially be reached by project-generated incremental shadows, a detailed shadows analysis will be conducted to assess the potential effects of the project-generated shadows. Therefore, a shadows assessment will be provided in the EIS to determine whether and when project-generated incremental shadows could reach any other nearby sunlight-sensitive resources, and how much of the resources would be affected in each season, as described in the DSOW.

HISTORIC AND CULTURAL RESOURCES

According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required if there is the potential to affect either archaeological or architectural resources. The *CEQR Technical Manual* identifies historic and cultural resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks (NYCLs); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed on the State/National Register of Historic Places (S/NR) or contained within a historic district listed on or formally determined eligible for S/NR listing (S/NR-eligible); properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements.

As the RWCDs associated with the Proposed Actions would result in subsurface disturbance, consultation was initiated with LPC to obtain a preliminary determination of the Project Area's potential archaeological significance. As part of the 2013 *St. George Waterfront Redevelopment Environmental Impact Statement* (the 2013 project),

LPC determined that the portions of the current Project Area evaluated at that time—Block 2, portions of Lots 1, 5, and 10 (which are now Lot 15) and portions of Lot 20—are not sensitive for archaeological resources. The outreach to LPC included that previous determination. In a comment letter dated August 18, 2026 (see **Appendix 1**), LPC determined that Block 2, Lots 15, 18, 20, 22, and 601 have no archaeological significance. (Note that while the Project Area also includes Lot 9018 on Block 2, this lot is an air parcel that overlaps with Lot 18.) Therefore, no further archaeological analysis is required for the Proposed Actions.

The Project Area will be reviewed to determine if it is eligible for State/National Register status. In a comment letter dated August 18, 2026 (see **Appendix 1**), LPC determined that the Project Area lots have no architectural significance. In addition, areas adjacent to the Project Area contain numerous known historic architectural resources, and it is possible that previously unidentified historic architectural resources (i.e., potential architectural resources) may be located adjacent to the Project Area.

Therefore, it is necessary to analyze the potential impacts of the Proposed Actions on historic architectural resources, and this assessment will be provided in the EIS, as described in the DSOW.

URBAN DESIGN AND VISUAL RESOURCES

As defined in the *CEQR Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open spaces, natural resources, and wind. A visual resource can include views of the waterfront, public parks, landmark structures or districts, or otherwise distinct buildings, and natural resources. According to the methodologies of the *CEQR Technical Manual*, if a project would result in new structures greater than 250 feet in height or affect an area larger than 1.5 acres, a preliminary assessment of urban design and visual resources should be prepared. The RWCDs associated with the Proposed Actions would introduce seven new buildings to the Project Area, three of which would exceed 250 feet in height, and the Project Area exceeds 1.5 acres in size. Therefore, a preliminary assessment of urban design and visual resources is warranted and will be provided in the EIS, as described in the DSOW.

NATURAL RESOURCES

A natural resources assessment is conducted when a natural resource is present on or near a site and when a project involves the direct or indirect disturbance of that resource. The *CEQR Technical Manual* defines natural resources as water resources, including surface water bodies and groundwater; wetlands, including freshwater and tidal wetlands; terrestrial resources, such as grasslands and thickets; shoreline resources, such as beaches, dunes, and bluffs; gardens and other ornamental landscaping; and natural resources that may be associated with built resources, such as old piers and other waterfront structures. Due to the Project Area's proximity to the waterfront and the potential for the RWCDs associated with the Proposed Actions to disturb natural resources located on the undeveloped Site 3 within the Project Area, a natural resources analysis is warranted and will be provided in the EIS, as described in the DSOW.

HAZARDOUS MATERIALS

According to the *CEQR Technical Manual*, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when a project would increase pathways to their exposures, either human or environmental, or when a project would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. The objective of the hazardous materials assessment is to determine whether the Project Area may have been adversely affected by current or historical uses at or adjacent to the Project Area. As development facilitated by the Proposed Actions would require excavation and/or other in-ground disturbance, a hazardous materials assessment is warranted and will examine the potential for impacts related to subsurface contamination, including an evaluation of the existing soil and groundwater conditions in areas that would be affected by the Proposed Actions.

Multiple investigations were performed in the Project Area between 1998 and 2014 to identify and evaluate soil, groundwater, and soil vapor contamination and bedrock contamination. Remedial activities were completed at the Project Area in 2006 under the New York State Department of Environmental Conservation (NYSDEC) Voluntary Cleanup Program (VCP) in accordance with a Voluntary Cleanup Agreement (VCA) as VCA Site No. V-0028, executed in December 1999. The remediation was documented in a Final Engineering Report (FER) in

March 2006. On-going site management requirements were specified in an Operation, Maintenance and Monitoring (OM&M) Plan (March 2006) submitted with the FER. In preparation for redevelopment of portions of the Project Area, the OM&M Plan was replaced with a Site Management Plan (SMP) prepared in February 2015 and revised in September 2016. The SMP was approved by NYSDEC in letters dated March 9, 2015 and September 29, 2016. Since remediation was completed through the VCP program, there is an environmental deed restriction on the Project Area from NYSDEC (NYSDEC Site Number: V00228). As part of the remediation, contaminated soils were excavated from Site 2 and were placed along the southern portion of Bank Street in the vicinity of Site 2.

Given the time that has elapsed since this prior work, a new Phase I Environmental Site Assessment (ESA) will be prepared for Sites 1, 2, and 3 within the Project Area and submitted to the New York City Department of Environmental Protection (DEP) for review. The Phase I ESA will be summarized in the Hazardous Materials chapter of the EIS. Based on the findings of the Phase I ESA, a Phase II Work Plan and Health and Safety Plan for the investigation will be submitted to DEP for review and approval. To ensure any necessary recommendations for additional testing or other activities that would be required either prior to or during construction and/or operation of the RWCDs for the Proposed Actions, an (E) Designation, in accordance with the *CEQR Technical Manual*, Section 11-15 (Environmental Requirements) of the ZR and Chapter 24, Title 15, of the Rules of the City of New York governing the placement (E) Designations, would be placed on the applicable lots within the Project Area. The potential for the presence of hazardous materials within the Project Area will be discussed in the EIS, as described in the DSOW.

WATER AND SEWER INFRASTRUCTURE

According to the *CEQR Technical Manual*, an analysis of a project's impact on the water supply system should be conducted only for projects that would have exceptionally large demand for water (e.g., more than one million gallons per day), such as power plants, very large cooling systems, or large developments. In addition, analysis should be conducted for projects in Staten Island served by the combined sewer system that exceed 400 DUs or 150,000 sf of non-residential space.

Based on the average daily water use rates provided in Table 13-2 of the *CEQR Technical Manual*, it is estimated that the RWCDs associated with the Proposed Actions would use more than one million gallons of water per day compared to No-Action condition. Therefore, an analysis of water supply will be performed, as described in the DSOW. In addition, as the RWCDs associated with the Proposed Actions is expected to introduce more than 400 DUs in a combined sewer area of Staten Island, an analysis of water and sewer infrastructure, including stormwater infrastructure, will be provided as described in the DSOW.

SOLID WASTE AND SANITATION SERVICES

The Proposed Actions would result in new development that would require sanitation services. According to the *CEQR Technical Manual*, projects which generate more than 50 tons of solid waste per week would require further analysis. The RWCDs associated with the Proposed Actions would result in up to 2,500 DUs and 451 incremental workers compared to the No-Action condition.

As shown in **Table 3**, the total solid waste generation for the RWCDs associated with the Proposed Actions would be approximately 101.73 tons (203,462 pounds) per week. With a No-Action condition solid waste generation of approximately 24.96 tons (49,928 pounds) per week, the incremental solid waste generation would be +76.77 tons (+153,534 pounds), which is above the 50-ton threshold for detailed analysis. Accordingly, a solid waste and sanitation services analysis will be provided, as described in the DSOW.

Table 3
Solid Waste Generation for the Project Area

Land Use	Project Generated Units	Solid Waste Generation Rate (lbs/wk)	Solid Waste Generation	
			(lbs/week)	(tons/wk)
No-Action Condition				
Commercial (General Retail)	632 employees	79 per employee	49,928	24.96
No-Action Solid Waste Generation			49,928	24.96
With-Action Condition				
Residential	2,500 DUs	41 per DU	102,500	51.25

Commercial (General Retail)	402 employees	79 per employee	31,732	15.87
Commercial Office & Community Facility	338 employees	13 per employee	4,399	2.20
Restaurant	150 employees	251 per employee	37,650	18.83
Supermarket	96 employees	284 per employee	27,181	13.59
With-Action Solid Waste Generation			203,462	101.73
Incremental Solid Waste Generation			+153,534	+76.77

Source: CEQR Technical Manual, Table 14-1

ENERGY

All new structures requiring heating and cooling are subject to the New York State Energy Conservation Code, which reflects State and City energy policy. According to the *CEQR Technical Manual*, most projects resulting in new construction would result in incremental demand and are not anticipated to create significant adverse energy impacts unless the project would affect the transmission or generation of energy. Consequently, the RWCDs associated with the Proposed Actions would not require a detailed energy assessment.

The RWCDs associated with the Proposed Actions would result in an increase of approximately 2,252,400 gsf of residential space and 91,800 gsf of community facility space, as well as a reduction of approximately 3,187 gsf of commercial space. As shown in **Table 4**, the total increase in energy consumption in the Project Area would be approximately 308 billion BTUs per year. Compared with the approximately 388 trillion BTUs of energy consumed annually within Con Edison's New York City and Westchester County service area, this increase would be considered a negligible change (less than one percent of Con Edison's annual consumption). Therefore, the Proposed Actions would not have any significant adverse impacts on energy, and no further analysis is required. However, for informational purposes and to provide information that may support findings in other technical analyses, an energy chapter will be provided in the EIS, as described in the DSOW.

Table 4
RWCDs Generated Annual Energy Consumption for the Project Area

Use	Development Increment (gsf)	Average Annual Energy Rate (Thousand btu (Mbtu)/sf/year)	Energy Consumption (MMbtu/Year)
Residential	+2,252,400	+285,379,080	+285,379
Commercial	-3,187	-689,348	-689
Community Facility	+91,800	+23,014,260	+23,014
Net Energy Consumption			+307,704

Source: CEQR Technical Manual, Table 15-1

TRANSPORTATION

Based on the *CEQR Technical Manual*, further transportation analyses may be warranted if a project is anticipated to result in an incremental increase of 50 or more vehicle trips, 50 or more bus/Citywide Ferry Service (CWFS) trips, and/or 200 or more subway/railroad/pedestrian trips during a given peak hour. Based on initial trip estimates, quantified traffic, transit (subway), pedestrian, street user safety, and parking analyses will be prepared. Based on the travel demand forecast prepared for the Proposed Actions' RWCDs, the RWCDs associated with the Proposed Actions is not expected to generate sufficient incremental subway or CWFS trips to warrant detailed analysis of subway and CWFS modes.

As detailed in the DSOW, detailed traffic and pedestrian impact analyses will be prepared for the weekday AM, midday, and PM, and Saturday midday/afternoon analysis peak hours. For transit, impact analyses will be prepared for two bus routes and the Staten Island Ferry. For the bus mode, quantified analyses will be prepared for the S44 and S78 bus routes during the weekday AM peak hour. For the Staten Island Ferry, quantified analyses will be prepared for the St. George and Whitehall terminals and ferry line-haul conditions along the Staten Island Ferry route for both directions during the weekday AM and PM peak hours. A detailed description of the transportation analyses that will be provided in the EIS is described in the DSOW.

AIR QUALITY

Under CEQR, an air quality analysis determines whether projects would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality and considers the potential

of existing sources of air pollution to impact the project's uses. As discussed below, the Proposed Actions may require an air quality analysis including both mobile and stationary sources.

Mobile source impacts could arise when a project increases or causes a redistribution of traffic, creates any other mobile sources of pollutants, or adds new uses near existing mobile sources. Mobile source impacts also could be produced by parking facilities, parking lots, or garages. Stationary source impacts could occur with projects that create new stationary sources or pollutants such as emission stacks from industrial plants, hospitals, or other large institutional uses, or a building's boilers, that can affect surrounding uses (the latter would not be applicable to the RWCDs associated with the Proposed Actions as no boilers would be included). Additional stationary source impacts could occur with projects that add uses near existing or planned future emission stacks, and the new uses might be affected by the emissions from the stacks, or when they add structures near such stacks and those structures can change the dispersion of emissions from stacks so that they begin to affect surrounding uses.

The Proposed Actions may result in the conditions outlined in Section 210 of Chapter 17 of the *CEQR Technical Manual*. Specifically, the number of project-generated trips may exceed the *CEQR Technical Manual* CO analysis screening threshold of 170 vehicles in the peak hour at a number of locations throughout the study area, in addition to exceeding the applicable CEQR PM_{2.5} screening threshold(s) regarding heavy-duty trucks or equivalent vehicles. If any industrial sources of emissions are identified within the 400-foot study area, an analysis will be performed using procedures described in the *CEQR Technical Manual*. In addition, if any large or major sources of emissions are identified within the 1,000-foot study area, an analysis will be performed. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of air quality will be provided in the EIS, as described in the DSOW.

GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

According to the *CEQR Technical Manual*, Greenhouse Gas (GHG) assessments are appropriate for projects in New York City being reviewed in an EIS that would result in the development of 350,000 sf or more. The RWCDs associated with the Proposed Actions would result in development greater than 350,000 sf; therefore, an analysis of GHG emissions generated by the RWCDs associated with the Proposed Actions will be provided in the EIS, as described in the DSOW.

As the Project Area is located in a flood hazard zone, the potential effects of climate change on the RWCDs associated with the Proposed Actions will be evaluated in the EIS, as described in the DSOW and based on the best available information. The discussion will focus on sea level rise, changes in storm frequency and intensity projected to result from global climate change, increased precipitation, and change in heat impacts and the potential future impact of those changes on the infrastructure and uses of the RWCDs associated with the Proposed Actions.

NOISE

The CEQR noise methodology addresses whether projects would result in a significant increase in noise levels (particularly at sensitive land uses) and what level of building attenuation is necessary to provide acceptable interior noise levels. The noise analysis will examine impacts of existing and future noise sources (e.g., vehicular traffic from adjacent roadways) on the proposed noise-sensitive uses of the RWCDs associated with the Proposed Actions as well as the potential impacts of mobile noise sources (i.e., project-generated vehicular traffic) on existing noise-sensitive land uses nearby. It is assumed that outdoor mechanical equipment would be designed to meet applicable regulations and interior noise-generating uses will also be compliant with applicable regulations; therefore, no detailed analysis of potential stationary source noise impacts will be performed. The focus of the noise analysis will be to identify the levels of building attenuation necessary to meet CEQR interior noise levels requirements. A description of the noise analysis that will be provided in the EIS is described in the DSOW.

PUBLIC HEALTH

According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any one of

these technical areas and the lead agency determines that a public health assessment is warranted, an analysis will be provided in the EIS, as described in the DSOW.

NEIGHBORHOOD CHARACTER

Neighborhood character is determined by a number of factors, including land use, socioeconomic conditions, community facilities and services, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, and noise. According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally warranted when a project has the potential to result in significant adverse impacts in one of the technical areas presented above, or when a project may have moderate effects on several of the elements that define a neighborhood's character. Therefore, if warranted based on an evaluation of the Proposed Actions' impacts, an assessment of neighborhood character would be conducted in the EIS, as described in the DSOW.

CONSTRUCTION

The construction timeframe for the RWCDs associated with the Proposed Actions spans a seven-year period, from 2029 to 2036. Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Construction activity could affect transportation conditions, community noise patterns, air quality conditions, and mitigation of hazardous materials. Under CEQR, projects involving the development of multiple sites with overall construction periods lasting longer than two years and which are near sensitive receptors should undergo a preliminary assessment. Sensitive receptors adjacent to the Project Area include residential buildings, public facility and institutional buildings, and open space. Therefore, a preliminary construction assessment will be undertaken in the EIS, following the guidelines in the *CEQR Technical Manual*. The preliminary assessment will evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors. If the preliminary assessments indicate the potential for a significant adverse impact during construction, a detailed construction impact analysis will be prepared for the EIS in accordance with guidelines contained in the *CEQR Technical Manual* as described in the DSOW.

EFFECTS ON DISADVANTAGED COMMUNITIES

Section 8-0109(2)(k) of the New York State Environmental Conservation Law requires that environmental review documentation include a statement of the effects of the proposed action on disadvantaged communities (DACs), including whether the action may cause or increase a disproportionate pollution burden. The Project Area is located within a DAC as defined by criteria adopted in 2023 by the Climate Justice Working Group (CJWG), a group composed of representatives from State Agencies and Environmental Justice groups across New York State. Therefore, consistent with CEQR guidance, an assessment will be provided in the EIS to identify any potential significant adverse impacts on DACs that could result from the Proposed Actions, as described in the DSOW.

APPENDIX 1

LPC Determination

ENVIRONMENTAL REVIEW

Final Sign-Off (Multiple Sites)

Project number: MAYOR'S OFFICE ENVIRONMENTAL COORDINATION / 26DME018R

Project: North Shore Waterfront

Date Received: 8/18/2026

Comments: as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

Please note that this FSO supersedes the FSO dated July 29, 2026.

Properties with no Architectural or Archaeological significance:

- 1) 55 RICHMOND TERRACE, BBL: 5000020015
- 2) RICHMOND TERRACE, BBL: 5000020018
- 3) 75 RICHMOND TERRACE, BBL: 5000020020
- 4) 155 RICHMOND TERRACE, BBL: 5000020022
- 5) RICHMOND TERRACE, BBL: 5000020601

Properties with Architectural significance within radius:

- 1) LPC DESIGNATED AND S/NR LISTED STATEN ISLAND BOROUGH HALL, 2-10 RICHMOND TERRACE
- 2) LPC DESIGNATED AND S/NR LISTED RICHMOND COUNTY COURTHOUSE, 12-24 RICHMOND TERRACE
- 3) LPC DESIGNATED AND S/NR ELIGIBLE 120TH POLICE PRECINCT STATION HOUSE, 78 RICHMOND TERRACE
- 4) LPC DESIGNATED AND S/NR ELIGIBLE STATEN ISLAND FAMILY COURT HOUSE, 100 RICHMOND TERRACE
- 5) LPC DESIGNATED ST. GEORGE/NEW BRIGHTON HISTORIC DISTRICT
- 6) S/NR LISTED STATEN ISLAND FERRY ROUTE AND TERMINAL SITES
- 7) S/NR ELIGIBLE RUDDY & DEANS, 44 RICHMOND TERRACE; STATEN ISLAND MUSEUM, 75 STUYVESANT PLACE
- 8) S/NR ELIGIBLE NYC DEPARTMENT OF HEALTH DISTRICT HEALTH CENTER, 51-61 STUYVESANT PLACE;

- 9) S/NR ELIGIBLE 272 RICHMOND TERRACE
- 10) S/NR ELIGIBLE ST. PETER'S ROMAN CATHOLIC CHURCH, 300 RICHMOND
TERRACE AND CONVENT 280 RICHMOND TERRACE



8/18/2026

SIGNATURE

DATE

Anne Jennings, Director of Environmental Review

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