ENVIRONMENTAL ASSESSMENT FORM (EAF) & SUPPLEMENTAL ENVIRONMENTAL STUDIES

for the

Proposed Redevelopment of the former St. John Villa Campus

57 Cleveland Place
Staten Island, New York

May 1, 2024

Lead Agency:
New York City School Construction Authority
25-01 Jackson Avenue
Long Island City, NY 11101

Prepared by:
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Foreword

This New York State Environmental Quality Review Act (SEQRA) Environmental Assessment Form (EAF) and Supplemental Report are revised versions of the SEQRA EAF and Supplemental Report originally published on February 21, 2024 and discussed during a March 7, 2024 virtual public scoping meeting. Due to technical difficulties experienced during the March 7, 2024 virtual public scoping meeting, a second public scoping meeting will be held as a hybrid event (i.e., simultaneously in-person and virtual) on May 16, 2024. Per SEQRA regulations, this second scoping meeting and availability of revised versions of the Draft Scope of Work (DSOW), EAF, and Supplemental Report was noticed on the New York State Department of Environmental Conservation's (NYSDEC) Environmental Notice Bulletin (ENB) and in local newspapers on May 1, 2024. Additionally, since the March 7, 2024 virtual public scoping meeting, the New York City School Construction Authority (SCA) has modified the proposed project's programming. These changes are outlined in the table below. In order to indicate changes made to the text of the EAF since the initial publication, deleted text is shown with ~~strikethrough~~ and new text is shown with underline. In order to indicate text changes made to the Supplemental Report since the initial publication, deleted text is shown with ~~strikethrough~~ and new text is shown with double underline.

	2/21/2024 Publication	5/1/2024 Publication	Increment/Change
School Type	The proposed project was described as including a PS and a shared intermediate/high schools IS/HS facility.	The proposed project now comprises three new schools that would consist of a Gifted and Talented primary school/intermediate school (PS/IS) and a shared facility for two separate, independently operated IS/HS.	The PS is now a Gifted and Talented PS/IS. The IS/HS is now described as two-separate schools in a shared facility.
# of Seats	Total: 1,990 *PS: 736* *IS/HS (two schools): 1,254*	Total: 2,114 *PS/IS: 764* *IS/HS (two schools): 1,350*	Total: +124 *PS/IS: +28* *IS/HS (two schools): +96*
# of Staff	Total: 244 *PS: 96* *IS/HS (two schools): 148*	Total: 257 *PS: 99* *IS/HS (two schools): 158*	Total: +13 *PS: +3* *IS/HS (two schools): +10*
Building Gross Square Footage (gsf)	Total: 281,942 gsf *PS: 92,303 gsf* *IS/HS (two schools): 165,739 gsf* *Chapel Building: 21,700 gsf* *Maintenance Building: 2,200*	Total: 307,761 gsf *PS/IS: 96,381 gsf* *IS/HS (two schools): 186,405 gsf* *Chapel Building: 21,700 gsf* *Maintenance Building: 3,275 gsf*	Total: +25,819 gsf *PS/IS: +4,078 gsf* *IS/HS (two schools): +20,666 gsf* *Chapel Building: No change* *Maintenance Building: +1,075 gsf*
Play Yard	5,600-gsf play yard associated with the PS	16,000-gsf play yard associated with the PS/IS	+10,400 gsf
Construction Schedule	72 months	70 months	-2 months
Site Plan	Refinements to the site plan are reflected in Figure 2, "Conceptual Site Plan.		

**Note: In addition to the changes outlined in this table, the EAF and Supplemental Report also reflects editorial revisions made since the 2/21/2024 publication.*

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Redevelopment of the former St. John Villa Campus, Staten Island		
Project Location (describe, and attach a general location map): 57 Cleveland Place, Staten Island, New York 10305 (Richmond County)		
Brief Description of Proposed Action (include purpose or need): On behalf of the New York City Department of Education (DOE), the New York City School Construction Authority (SCA) proposes to create ~~two~~ three new schools facilities, ~~including an approximately 736-seat, primary school school (PS) and a shared facility for two, approximately 627-seat intermediate/high schools (IS/HS); and~~ an athletic field with an approximately 700-seat bleacher section, a maintenance building, an internal driveway network, and a parking lot (the "proposed project") on the former St. John Villa campus at 57 Cleveland Place in the Arrochar section of Staten Island. The three new schools would consist of an approximately 764-seat Gifted and Talented primary school/intermediate school (PS/IS) and two separate, independently operated, approximately 627-seat intermediate/high schools (IS/HS). The two IS/HS would also contain 96 seats for a District 75 program and share a gymnatorium, auditorium, and lobby. ~~The proposed project would serve students in grade levels pre-kindergarten through twelve and~~ The proposed PS/IS would serve students in grade levels pre-kindergarten through eight throughout New York City. Each IS/HS school would serve students in grade levels six through twelve in the Borough of Staten Island. All three schools would also serve special education students enrolled in a District 75 program in the Borough of Staten Island. The proposed PS/IS facility would be constructed as a stand-alone structure on the southwestern portion of Block 3087, Lot 1 fronting Landis Avenue. The proposed shared facility for two IS/HS ~~facility~~ would be another stand-alone structure on the northeastern portion of Block 3087, Lot 1, with frontage on Garson Avenue. The proposed athletic field would be constructed on the southeastern portion of Block 3087, Lot 1 fronting Narrows Road South and Hastings Street. A maintenance facility would be constructed at the southern end of Block 3087, Lot 1 with frontage on Hastings Street. A staff parking lot would be provided on Block 3089, Lot 59 along Cleveland Place. Additionally, an internal driveway network with limited parking spaces would be constructed on Block 3087, Lot 1, which would maintain the existing driveway connections to Garson Avenue, Cleveland Place, Landis Avenue, and Hastings Street while adding a new connection to Narrows Road South. Funding for site preparation, design, and construction of the proposed project (collectively, "proposed actions") would be provided by DOE's Five-Year Capital Plan for Fiscal Years 2025-2029. Construction would be phased beginning in ~~fall~~ Q4 2024 and would conclude in ~~fall~~ Q3 2030. Therefore, 2030 is assumed for the analysis year ("build year").		
Name of Applicant/Sponsor: New York City School Construction Authority	Telephone: (718) 472-8000 E-Mail:	
Address: 25-01 Jackson Avenue		
City/PO: Long Island City	State: New York	Zip Code: 11101-3045
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☐Yes ☑No		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Demolition of existing building on project site, and construction costs will be funded through DOE's Five-Year Capital Plan (FY 2025-2029). Zoning waivers will be requested from the Deputy Mayor for Housing, Economic and Workforce Development for bulk including side yards, height and setback, FAR, and accessory parking. A Stormwater Pollution Prevention Plan (SWPPP) will be developed with NYSDEC and in consultation with NYCDEP.	
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R1-2 residential zoning district; Lower Density Growth Management Area

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

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

C.4. Existing community services.

a. In what school district is the project site located? 31

b. What police or other public protection forces serve the project site?
NYPD 122nd Police Precinct

c. Which fire protection and emergency medical services serve the project site?
FDNY Engine Company 161, Ladder Company 161, Battalion 43; EMS Station 22 - Willowbrook Station

d. What parks serve the project site?
Angel Circle (approximately 800 ft to the northwest); Staats Circle (approximately 1,050 ft to the southwest); PS 39 I Athletic Fields (approximately 1,000 ft to the southwest); Arrochar Playground (approximately 1,300 ft to the southwest); East Shore Little League Fields (approximately 2000 ft)

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Institutional (PS/IS, a shared facility for two IS/HS, an athletic field, maintenance building, an internal driveway network, and a parking lot)

b. a. Total acreage of the site of the proposed action? 8.49 acres
b. Total acreage to be physically disturbed? 8.49 ~~8.31~~ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 8.49 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 262 ~~238~~ Units: Square Feet

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: 70 ~~72~~ months
ii. If Yes:
- Total number of phases anticipated 3
- Anticipated commencement date of phase 1 (including demolition) Q4 ~~09~~ month 2024 year
- Anticipated completion date of final phase Q3 ~~09~~ month 2030 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Construction would be phased beginning in Q4 ~~fall~~ 2024, with the first school opening in Q3 ~~fall~~ 2029, and all construction activities concluding by Q3 ~~fall~~ 2030, the analysis year. It is anticipated that the shared ~~IS/HS~~ facility for two IS/HS and athletic field would be operational in fall 2029 while construction activities related to the PS/IS facility and Chapel renovations are ongoing.

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

If Yes, show numbers of units proposed.

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

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

If Yes,

i. Total number of structures 3 4 PS/IS, shared facility for two IS/HS, Maintenance Building, and Rehabilitation of Existing Chapel Building

ii. Dimensions (in feet) of largest proposed structure: 100' ~~220'~~ height; 247' ~~175'~~ width; and 344' ~~225'~~ length

iii. Approximate extent of building space to be heated or cooled: 307,761 ~~260,242~~ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

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

_____

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

_____

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

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

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

_____

D.2. Project Operations

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

If Yes:

i .What is the purpose of the excavation or dredging? Excavation for grading and building foundations

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

- Volume (specify tons or cubic yards): TBD
- Over what duration of time? up to 8 months

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

Excavated soil

_____

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

_____

v. What is the total area to be dredged or excavated? TBD acres

vi. What is the maximum area to be worked at any one time? ~~TBD~~ acres

vii. What would be the maximum depth of excavation or dredging? TBD feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan: _____

TBD

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

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

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

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

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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

_____

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

If Yes:

i. Total anticipated water usage/demand per day: ~~70,270~~ 76,029 gallons/day

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

If Yes:

- Name of district or service area: Community District 2 (Staten Island)
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: ~~22,340~~ 23,710 gallons/day

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

Sanitary wastewater

_____

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

If Yes:

- Name of wastewater treatment plant to be used: The project site falls on the border between two Wastewater Resource Recovery Facilities (WRRF), Oakwood Beach & Port Richmond. Which WRRF the proposed project will connect to will be determined in consultation with DEP.
- Name of district: Community District 2 (Staten Island)
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

N/A

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

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

287,120 Square feet or 6.59 acres (impervious surface) The measurements provided in this EAF are based on preliminary concept designs. Impervious/pervious surface coverage will be further refined and presented in the future Targeted EIS.

370,029 Square feet or 8.49 acres (parcel size)

ii. Describe types of new point sources. Curbs and gutters

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

Stormwater runoff would flow into the combined sewer system, and would be managed in accordance with a Stormwater Pollution Prevention Plan (SWPPP) to be developed with NYSDEC and in consultation with NYCDEP.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

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

Delivery vehicles, school staff and student drop-off and pick-up, and school buses

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

Power generators and other diesel-powered construction equipment

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

The proposed PS/IS and shared ~~IS/HS~~ facility~~ies~~ for two IS/HS would be all-electric

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☐ Evening ☐Weekend

☑ Randomly between hours of 2:15 PM to 3:15 PM.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): N/A

iii. Parking spaces: Existing 51 Proposed 165 Net increase/decrease ~~+1114~~ +114

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

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: Modifications to internal driveway network. Driveway connections to Garson Avenue, Cleveland Place, Landis Avenue, and Hastings Street would remain unchanged. A new driveway connection to Narrows Road South would be added.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

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

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

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

i. During Construction:

- Monday - Friday: 7 AM - 3:30 PM
- Saturday: 7 AM - 3:30 PM *
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 8 AM - 6 PM** (including after-school activities)
- Saturday: Varying Times**
- Sunday: Varying Times**
- Holidays: N/A

* On some occasions, construction work on Saturday may be required to complete some time-sensitive tasks. The level of activity for any weekend work would be less than a normal workday.

** On some occasions, the Athletic Field will host athletic programs in the evening and during weekends.

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

If yes:

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

The majority of construction activities would take place Monday through Friday, although certain activities could occur on weekend days. Hours of construction are regulated by the NYC Department of Buildings. Much of the proposed project's construction would occur within the project site.

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

Describe: _____

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

If yes:

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

TBD for parking areas, security, and night-time use of athletic field

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

Describe: _____

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally, describe the proposed storage facilities:_____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

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

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Institutional; Vacant; Parking

ii. If mix of uses, generally describe:

Residential area comprised predominately of single-family homes with three notable institutional uses (the former St. John Villa Campus, St. Joseph Hill Campus, and Geller House). The former St. John Villa Campus, including its associated parking lot, is vacant.

b. Land uses and covertypes on the project site.

The measurements provided in this EAF are based on preliminary concept designs. Land use acreage will be further refined and presented in the future Targeted EIS.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (includes athletic field)	4.63	6.59	+1.96
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawns and landscaped areas	3.86	1.90	-1.96

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Geller House School (77 Chicago Ave); Saint Joseph Hill Academy High School and Elementary School (850 Hylan Blvd); PS 39 The Francis J. Murphy School (99 MacFarland Ave).

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

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

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

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

_____

_____

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

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 250-300 feet

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

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

Urban land-Greenbelt complex	1 %
Urban land-Greenbelt complex, low impervious surface	76 %
Urban land, till substratum	23 %

d. What is the average depth to the water table on the project site? Average: <100 feet

e. Drainage status of project site soils:

☑ Well Drained:	23 % of site
☑ Moderately Well Drained:	77 % of site
☐ Poorly Drained	_____% of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	100 % of site
☐ 10-15%:	_____% of site
☐ 15% or greater:	_____% of site

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

h. Surface water features.

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

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

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

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

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

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

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
Typical urban species _____ _____ _____
_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
_____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

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

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____
_____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____
_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____
_____
_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

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

ii. Name: S/NR-Elig. St. John Villa Bldg Dist, consisting of S/NR-elig. bldgs: Villa, Chapel, Elementary School, Pre-K Center, Annex, Garage, High School, and Gym

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

A detailed description of the S/NR-eligible St. John Villa Campus will be provided in the future Targeted EIS.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

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

If Yes: TBD

i. Describe possible resource(s): ~~A~~ Phase 1A and Phase 1B Archaeology Reports will be prepared and the results described in the EIS.

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Shore Parkway; Richmond Parkway

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

iii. Distance between project and resource: ~~1.75; 2.5~~ miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Timothy B. Douglas, AICP Date 5/1/2024

Signature Timothy B Douglas Title Associate | Senior Planner, STV Incorporated

PRINT FORM

Agency Use Only [If applicable]

Project :

Date :

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

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

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

Tips for completing Part 2:

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

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

☐ NO ☑ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

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

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

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

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

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

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

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

☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

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

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

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

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

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

8. Impact on Agricultural Resources

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

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

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☐ NO ☑ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☑ ☑	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☑ ☑	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☑
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☑
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☑	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☑	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☑
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

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

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☑
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

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

16. Impact on Human Health

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

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

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

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

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

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

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

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

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Agency Use Only [IfApplicable]

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

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

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

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the New York City School Construction Authority as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☑ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Proposed Redevelopment of the former St. John Villa Campus, Staten Island

Name of Lead Agency: New York City School Construction Authority

Name of Responsible Officer in Lead Agency: Callista Nazaire

Title of Responsible Officer: Senior Management Specialist

Signature of Responsible Officer in Lead Agency: Callista Nazaire Date: 5/1/2024

Signature of Preparer (if different from Responsible Officer) Timothy B Daughn Date: 5/1/2024

For Further Information:

Contact Person: Callista Nazaire

Address: 25-01 Jackson Avenue, Long Island City, New York 11101-3045

Telephone Number: (718) 472-8000

E-mail: cnazaire@nycsca.org

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

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

SUPPLEMENTAL ENVIRONMENTAL STUDIES

for the

Proposed Redevelopment of the former St. John Villa Campus

57 Cleveland Place

Staten Island, New York

TABLE OF CONTENTS

APPENDICES

Executive Summary

Introduction

On behalf of the New York City Department of Education (DOE), the New York City School Construction Authority (SCA) proposes to create ~~two~~ three new school facilities, ~~including an approximately 736-seat, primary school (PS) and a shared facility for two, approximately 627-seat intermediate/high schools (IS/HS); and~~ an athletic field with an approximately 700-seat bleacher section, a maintenance building, an internal driveway network, and a parking lot (the "proposed project") on the former St. John Villa campus at 57 Cleveland Place in the Arrochar section of Staten Island. The three new schools would consist of an approximately 764-seat Gifted and Talented primary school/intermediate school (PS/IS) and two separate, independently operated, approximately 627-seat intermediate/high schools (IS/HS). The two IS/HS would also contain 96 seats for a District 75 program and share a gymnatorium, auditorium, and lobby. ~~The proposed project would serve students in grade levels pre-kindergarten through twelve and~~ The proposed PS/IS would serve students in grade levels pre-kindergarten through eight throughout New York City. Each IS/HS school would serve students in grade levels six through twelve in the Borough of Staten Island. All three schools would also serve special education students enrolled in a District 75 program[1] in the Borough of Staten Island. The proposed schools would collectively introduce approximately 2,114 ~~1,990~~ new school seats to the project site.

The proposed PS/IS facility would be constructed as a standalone structure on the southwestern portion of Block 3087, Lot 1 fronting Landis Avenue. The proposed shared facility for two IS/HS would be another stand-alone structure on the northeastern portion of Block 3087, Lot 1, with frontage on Garson Avenue. The proposed athletic field would be constructed on the southeastern portion of Block 3087, Lot 1, fronting Narrows Road South and Hastings Street. A maintenance facility would be constructed at the southern end of Block 3087, Lot 1, with frontage on Hastings Street. A staff parking lot would be provided on Block 3089, Lot 59, along Cleveland Place. An internal driveway network with limited parking spaces would be constructed on Block 3087, Lot 1, which would maintain the existing driveway connections to Garson Avenue, Cleveland Place, Landis Avenue, and Hastings Street while adding a new connection to Narrows Road South.

The project site comprises the former St. John Villa Campus, which was previously occupied by the former St. John Villa Academy, a private, Roman Catholic school that supported educational facilities for grades pre-kindergarten through twelve until its closure in 2018. The buildings associated with this former use remain on the project site and consist of a former convent building ("Villa"), Former Elementary School, Chapel Building, Former Annex, Garage, Former High School and Addition, and Former Pre-K Center. The existing buildings are in poor condition and cannot feasibly accommodate the modern school functions that the proposed project is intended to achieve. All but the Chapel Building would be removed in order to construct the proposed schools and athletic field. The Chapel Building would be maintained for school uses only and would not be made available for public use. Given the topography of the site, extensive grading would likely be necessary to accommodate the proposed school facilities.

[1] District 75 programs provide Citywide special education services for students in need of intensive or specialized services. The proposed project would include approximately 96 District 75 seats in the proposed PS/IS and approximately 96 District 75 seats in the proposed shared ~~IS/HS~~ facility for two IS/HS, for a total of 192 District 75 seats.

Funding for site preparation, design, and construction of the proposed project (collectively, the "proposed actions") would be provided by DOE's Five-Year Capital Plan for Fiscal Years 2025-2029. Construction would be phased beginning in Q4 ~~fall~~ 2024 and would conclude in Q3 ~~fall~~ 2030. Therefore, 2030 is assumed for the analysis year ("build year").

The proposed project's purpose is to provide additional permanent public school capacity and new Gifted and Talented capacity in the Borough of Staten Island. The DOE Five-Year Capital Plan for Fiscal Years 2025-2029 allocates funding to create additional seats at the primary, intermediate, and high school levels to address forecast changes in future student enrollment and to support DOE's policies regarding class size reduction.

This report examines the environmental effects expected to result from the construction and operation of the proposed project. The following summarizes the expected impacts and their significance.

Potential Effects of the Proposed Project

A. Land Use, Zoning and Public Policy

LAND USE

The proposed actions entail the re-development of the former St. John Villa Academy campus. Full demolition of all existing buildings, with the exception of the historically significant Chapel Building, is anticipated because those buildings are structurally unsound, noncompliant with current codes, and unsafe for the public and future student population. In the future with the proposed actions, the existing grounds would be developed into a modern academic campus containing two new school facilities, including an approximately 764~~736~~-seat PS/IS and a shared facility for two, approximately 627-seat IS/HS with approximately 96 seats for a District 75 program (approximately 1,350 seats total in the IS/HS); and an athletic field with an approximately 700-seat bleacher section, a maintenance building, an internal driveway network, a parking lot, and a renovated historic Chapel Building at the center of the campus.

The proposed project would replace the existing unoccupied and unusable buildings with modern facilities that would re-establish an active institutional use (school) on property that previously served as a school campus. Any effects to land use from the proposed project would be limited to the project site. Further, the proposed project would provide new community facility space (public school) to serve the neighborhood. Therefore, the proposed project would cause no significant adverse impacts to land use.

ZONING AND PUBLIC POLICY

The proposed project would conform to the use requirements of the R1-2 zoning district, as schools (Use Group 3) are permitted as-of-right in residential districts. It is expected that, with the proposed preliminary design, the SCA would request zoning overrides from the Deputy Mayor for Housing, Economic and Workforce Development to modify bulk regulations including side yards, height and setback, floor area ratio (FAR), and accessory parking. The zoning overrides would pertain only to the project site, so no significant adverse impacts to zoning would occur.

As the project site does not fall within the City's designated coastal zone, the proposed actions were not assessed for their consistency with the policies of the City's Local Waterfront Revitalization Plan (WRP). As

the proposed project would result in the construction of a new PS/IS and shared ~~IS/HS~~ facility~~ies~~ for two IS/HS to provide additional public school capacity in ~~Community School District (CSD) 31 and~~ the Borough of Staten Island and New York City as a whole, and is not considered to be a large publicly sponsored project as defined in *OneNYC*, it was not assessed for its consistency with the goals and objectives established in *OneNYC* or the more recently released *PlaNYC: Getting Sustainability Done*, which builds upon *OneNYC* and provides an action plan for sustainable development.

In summary, there is no potential for impacts to land use, zoning, or public policy, and no further analysis is warranted.

B. Socioeconomic Conditions

The proposed redevelopment would introduce approximately 2,114 students ~~736 PS students, approximately 1,254 IS/HS students,~~ and approximately 257 ~~244~~ teachers and staff to the project site, which is currently occupied by vacant buildings associated with the former St. John Villa Academy. Therefore, the proposed project would not result in the direct or indirect displacement of any residents or businesses at the project site. The new schools would create additional jobs for teachers and support staff. The proposed project is not a commercial project and would not affect the conditions of any existing specific industry. Therefore, there is no potential for significant adverse impacts to socioeconomic conditions, and no further analysis is warranted.

C. Community Facilities and Services

The proposed actions would create two new school facilities, including a PS/IS and a shared facility for two IS/HS; and an athletic field with a 700-seat bleacher section, a maintenance building, an internal driveway network, and a parking lot on the site of the former St. John Villa Campus. The new schools would serve approximately 764 ~~736~~ PS/IS students, and approximately 1,350 ~~1,254~~ IS/HS students. The proposed PS/IS would serve students in grade levels pre-kindergarten through eight throughout New York City. The proposed IS/HS would serve students in grade levels six through twelve in the Borough of Staten Island. Both the PS/IS and IS/HS would also serve special education students enrolled in a District 75 program in the Borough of Staten Island ~~in CSD No. 31 and the borough of Staten Island as a whole~~. The project would not introduce new residents to the area, thereby creating minimal new demand for community facilities and services. Moreover, the proposed project would introduce needed community resources to serve area residents and expand public school capacity in ~~CSD No. 31 and~~ Staten Island and ~~would not alter the service area of CSD No. 31 or for high school students in Staten Island~~ throughout New York City. The proposed project would not alter the service area for high school students in Staten Island and would provide additional Gifted and Talented capacity throughout New York City. Therefore, no significant adverse impacts to community facilities and services would occur as a result of the proposed project, and no further analysis is warranted.

D. Open Space

The proposed project would not result in any direct impacts on open space, as no publicly accessible open spaces are located on or near the project site. Nor would the proposed project result in any indirect impacts to open space resources, as the need for physical education generated by the proposed project would be met within the project site, with the provision of an approximately 84,000-sf athletic field, an approximately 16,000~~5,600~~ sf play yard consisting of a general playground and an early childhood center playground, and

a competition gymnasium. Therefore, the open space needs of the students and staff associated with the proposed school facilities would be met on site; the new school facilities would not result in any significant adverse impacts to open space resources, and no further analysis is warranted.

E. Shadows

Tier 1 and Tier 2 shadow screenings identified one potentially sunlight sensitive resource within the longest shadow study area: the State/National Register of Historic Places (S/NRHP)-eligible Chapel Building. Located in the central portion of the lot, the Chapel Building was constructed in 1938. It is a four-story brick building with cast stone trim in the Collegiate Gothic Style, which was commonly used for schools and college buildings from the early 1900s through the 1920s. The building contains an arcade balcony with arched windows that once contained stained glass (all stained glass was removed prior to acquisition of the project site by the SCA). The arcade balcony meets the *CEQR Technical Manual* definition of a sunlight-sensitive architectural feature. Under existing conditions, shadows from the nearby Villa, Former Elementary School, and mature trees cast shadows onto the Chapel Building to varying degrees throughout the course of the day and year. Given the Chapel Building's proximity to proposed school facilities, a detailed analysis is appropriate and will be provided in the future Targeted Environmental Impact Statement (EIS).

F. Historic and Cultural Resources

ARCHAEOLOGICAL RESOURCES

The project site is located within an archaeological buffer zone. As such, a Phase 1A Archaeological Report will be prepared and consultation with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) will be undertaken. The Phase 1A Archaeological Report will assess the project site for any potential archaeological sensitivity, and if determined necessary, recommend the preparation of a Phase 1B Archaeological Investigation. The results of the Phase 1A Archaeological Report and OPRHP consultation will be disclosed in the future Targeted EIS.

HISTORIC RESOURCES

The proposed actions entail the demolition of several S/NRHP-eligible buildings (the Villa, the Former Elementary School, the Former Annex, the Garage, the Former High School and Addition, the Former Pre-K Center, and Gymnasium) on the S/NRHP-eligible former St. John Villa Campus. As part of the design process, the SCA consulted with OPRHP. As a result of this consultation, the SCA and OPRHP signed a letter of resolution (LOR) regarding the demolition of structures on the S/NRHP-eligible site. As part of the LOR, SCA has agreed to:

- Preserve the Chapel Building in consultation with OPRHP;
- Preserve or reconstruct the existing stone wall, iron fencing, and gates located at a portion of the site's perimeter depending on condition;
- Continue to consult with OPRHP on the designs of new buildings and site work so that the proposed project will aim to reflect existing visual cues, massing, and scale of the historic buildings currently existing on the project site;

- Compile photo documentation of the Villa, Former Elementary School, Former High School and Addition, Former Pre-K-Center, Former Annex, and Garage;

- Provide drawings of the existing buildings for archive in an electronic database; and

- Install interpretive panels in the Chapel Building that may include photos of the existing, former St. John Villa Campus.

Therefore, while the proposed project would result in the demolition of several S/NRHP-eligible structures and the alteration of the S/NRHP-eligible former St. John Villa Campus, with the LOR in place, the proposed project would proceed in coordination with OPRHP and would maintain key historic elements on the project site, while allowing for the development of modern educational facilities that meet current building codes and standards. Given these considerations, the proposed project would not result in any significant adverse impact to historic resources. However, the future Targeted EIS will reassess these conclusions and disclose any significant coordination efforts between the SCA and OPRHP.

G. Urban Design and Visual Resources

The proposed redevelopment of the former St. John Villa Campus with a new PS/IS facility, a shared facility for two IS/HS, an athletic field with a 700-seat bleacher section, a maintenance building, an internal driveway network, and a parking lot would be consistent with the urban design in the study area and would contribute to a positive pedestrian experience consistent with the surrounding neighborhood. Although the proposed project would entail the demolition of several S/NRHP-eligible structures on the S/NRHP-eligible former St. John Villa Campus, a notable visual resource in the study area, the SCA and OPRHP signed a lor regarding the demolition of structures on the S/NRHP-eligible site. As part of that agreement, the SCA has agreed to renovate and maintain the S/NRHP-eligible Chapel Building, as well as to maintain or reconstruct the existing stone wall, iron fencing, and gates located at a portion of the project site's perimeter.

This resolution allows for both the redevelopment of the project site to meet the needs of the proposed project and the maintenance of key historic elements of the project site that are most visible from the surrounding streetscapes. Therefore, while the proposed project would alter an existing visual resource, the prominent Chapel Building will be maintained, as will perimeter historic features (stone walls, iron fencing, and gates). Given these considerations, the redevelopment of the former St. John Villa Campus would not result in significant adverse impacts to urban design or visual resources.

H. Natural Resources

The project site is part of a well-developed suburban area, and there are no known natural resources (e.g., terrestrial ecological features, wetlands, water bodies, streams, or special flood hazard area) on or adjacent to the project site. The proposed project would not result in any significant adverse impacts to terrestrial resources, aquatic resources, or flooding, so there is no potential for adverse impacts to natural resources, and no further analysis is warranted.

I. Hazardous Materials

A Phase I Environmental Site Assessment (ESA) and Phase II Environmental Site Investigation (ESI) were completed on behalf of the SCA to evaluate the environmental conditions at the project site. The Phase I ESA was completed in June 2017 and the Phase II ESI was completed in December 2017. The project site consists of an approximately 370,029-square feet (sf) property generally bounded by Narrows Road South, Hastings Street, Knauth Place, Landis Avenue, Cleveland Place, and Garson Avenue.

The project site consists of two lots that are comprised of eight buildings associated with the former St. John Villa Campus including a three-story Former Elementary School with a partial cellar, a two-story convent ("Villa") with a cellar, a four-story Chapel Building with a cellar, a two to three-story Former High School and Addition, a one- to two-story Gymnasium, a two-story Former Annex, a one-story child development center, and a one-story Garage, and an asphalt-paved parking lot. The project site also contains additional parking areas, driveways, concrete paved pathways, landscaped areas, a wooded area, and a swimming pool with a pool shed. The vacant on-site buildings were occupied by a Catholic school campus and associated facilities until 2018. Historically, the project site was used as a boarding house and convent in addition to use as a school.

The Phase I ESA identified on-site recognized environmental conditions (RECs) associated with the potential presence of historical fill of unknown origin and/or buried debris/abandoned tanks, and three in-service fuel oil underground storage tanks with associated closed-status spill listings and a tightness test failure. Off-site RECs included potential contamination from historic railroad tracks east of the project site, a nearby petroleum bulk storage facility, and a monitoring well noted on the public sidewalk between the two project site lots. The Phase I ESA Report also identified environmental concerns associated with suspect asbestos containing material (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCB)-containing equipment and materials associated with the building and buried structures, potential mold growth due to observed water damage, and a 55-gallon drum with unknown contents.

Based on the findings of the Phase I ESA, a Phase II ESI was conducted at the project site that included a geophysical survey and collection and laboratory analysis of soil, groundwater, and sub-slab/soil vapor samples.

The results of the due diligence process indicated the detection of several volatile organic compounds in soil vapor at concentrations above the New York State Department of Health comparison criteria, which are attributed to an isolated condition below the Former Elementary School building, possibly related to the historic use of solvents in boiler maintenance activities. Several semi-volatile organic compounds, metals, and pesticides were detected in soil at concentrations above their New York State Department of Environmental Conservation (NYSDEC) Soil Cleanup Objectives; these detections are attributed to background conditions and/or historic fill noted in the project site subsurface, and not an on-site release.

For the project site to be suitable for construction of a public-school facility, a soil vapor barrier would be incorporated into the new building design, including integration with any proposed damp-proofing or waterproofing components. The fuel oil storage tanks at the project site would be closed and removed in accordance with all federal, state, and local requirements. Material excavated from the project site would be characterized to identify material handling, reuse, and/or disposal requirements, and two feet of environmentally clean fill would be placed over all landscaped areas. Any dewatering required during construction would be performed in accordance with applicable local, state, and federal regulations and minimized to mitigate potential influx of contaminated water from off-site sources toward the project site. Suspect ACM, LBP, mold, and PCB-containing materials affected by project site development would be

properly managed. Lastly, to minimize the potential for exposure of construction workers and the surrounding public, standard industry practices, including appropriate health and safety measures, would be utilized.

J. Water and Sewer Infrastructure

The project site is located on the border of the Port Richmond and Oakwood Beach Wastewater Resource Recovery Facility (WRRF) drainage areas, which serve Staten Island. The Port Richmond WRRFs is permitted to treat a total of 60 million gallons per day (mgd), and the Oakwood Beach WRRF is permitted to treat a total of 40 million gpd.

The proposed project would include approximately 2,114 ~~1,990~~ total seats and approximately 257 ~~244~~ faculty and staff and, thus, daily water usage would be approximately 21,140 ~~19,900~~ gpd for students and approximately 2,570 ~~2,440~~ gpd for staff, for a total of approximately 23,710 ~~22,340~~ gpd. The proposed project would contain approximately 307,761 ~~281,942~~ gsf of interior space that would need to be cooled and thus would consume an additional approximately 52,319 ~~47,930~~ gpd for air conditioning, for a total of approximately 76,029 ~~70,270~~ gpd during the cooling season. Municipal water supply would satisfy this demand, and so no significant adverse impacts to water supply would result with the proposed project.

The amount of sewage generated by the proposed project would be approximately 23,710 ~~19,900~~ gpd and would be minimal in comparison to the treatment permitted capacity of either the Port Richmond or Oakwood Beach WRRF, both of which are designed to serve portions of Staten Island that overlap with the project site.

However, the proposed project would introduce a net increase of more than 150,000 sf of community facility space compared to No Action condition, which is the threshold prescribed in the *CEQR Technical Manual*; thus, a preliminary wastewater/stormwater analysis is required. This preliminary assessment will be provided in the future Targeted EIS.

Per Chapter 19 and Chapter 31 of the New York City Administrative Code, the New York City Department of Environmental Protection's lot size threshold for the construction/post-construction stormwater permitting program is 20,000 sf. As the proposed project would result in demolition and construction on an approximately 370,029-sf project site, the SCA would prepare a Stormwater Pollution Prevention Plan (SWPPP).

In summary, the proposed project would not result in significant adverse impacts to water supply but will require a preliminary assessment of wastewater/stormwater, which will be provided in the future Targeted EIS.

K. Solid Waste and Sanitation Services

According to the *CEQR Technical Manual*, the waste generation rates for public schools are three pounds per primary school pupil per week, four pounds per intermediate school pupil per week, two pounds per high school pupil per week, and 13 pounds per employee per week (office building rate). As such, the proposed project would generate approximately 9,745 ~~8,956~~ pounds of solid waste per week (approximately 4.9 ~~4.5~~ tons per week), or approximately 42,228 ~~38,809~~ pounds per month (approximately 21.1 ~~19.4~~ tons per month). This quantity of solid waste is well under the threshold of 50 tons per week that would warrant further assessment per the *CEQR Technical Manual*.

The New York City Department of Sanitation (DSNY) is responsible for collecting and disposing of solid waste from residences and public facilities, including schools. The typical DSNY collection truck for commercial carters carries between twelve and fifteen tons of waste material per truck. Therefore, with approximately 9,745 ~~8,956~~ pounds of solid waste per week, or approximately 42,228 ~~38,809~~ pounds per month, to be generated by occupants of the proposed project, there would be no significant adverse impact to solid waste collection and disposal, and no further analysis is warranted.

L. Energy

The proposed project would be substantially more energy efficient than the existing buildings on the project site, as well as surrounding institutional uses in the neighborhood. The proposed project would be all-electric and would incorporate additional energy conservation measures. The proposed project would be designed following the NYC Green Schools Rating System (guidelines specific to the design, construction, and operation of New York City public school buildings) and would be in compliance with site-related credits to achieve a Leadership in Energy and Environmental Design (LEED)-certified or higher rating.

The estimated annual usage of energy for the proposed approximately 96,381~~92,303~~ gsf PS/IS, an approximately 186,405~~165,739~~ gsf shared facility for two IS/HS, an approximately 21,700-gsf renovated Chapel Building, and an approximately 3,275~~2,200~~ gsf maintenance building would be approximately 77.16 ~~70.68~~ billion BTUs, or approximately 57.87 ~~53.01~~ billion BTUs for the nine-month academic year. This demand would not burden the capacity of Consolidated Edison Company of New York (Con Edison) to provide service to the project site and surrounding area. Therefore, the proposed project would not result in impact to the transmission or generation of energy, and no further analysis is warranted.

M. Transportation

A Level 1 and Level 2 screening assessment was conducted in accordance with the *CEQR Technical Manual* to determine if the proposed project warranted detailed transportation analyses. The proposed PS/IS and shared facility for two IS/HS ~~buildings~~ would add approximately 2,560 ~~2,703~~ peak hour person trips for students and staff to the project site, and the number of new trips would be greater than the *CEQR Technical Manual* hourly 50-vehicle trip-end (per intersection), 200 transit trip increment, and 200 pedestrian trip (per street element) thresholds triggering the need for detailed technical analysis that will be completed as part of the future Targeted EIS.

N. Air Quality

Based on the data from the traffic studies, the proposed project is expected to add more than 170 vehicle trips at nine intersections in the project area. Additionally, an initial screening analysis determined that multiple ~~11~~ intersections would exceed the CEQR screening threshold during at least one peak traffic period. As such, detailed mobile-source analyses, including a detailed parking lot analyses, of carbon monoxide (CO), particulate matter less than 2.5 microns in diameter ($PM_{2.5}$), and particulate matter less than 10 microns in diameter (PM_{10}) will be required and will be provided in the future Targeted EIS.

The proposed school facilities would use electric power to run their heating and hot water systems. Therefore, there would be no significant adverse air quality impacts from project-related stationary sources and no further analysis is warranted.

Based on NYSDEC's Permit Database (DECinfo Locator), there are no large combustion sources located within 1,000 feet of the project site. In addition, based on New York City Department of Environmental Protection's (NYCDEP's) Permit Database, there are no industrial source permits on file located within 400 feet of the project site. Therefore, no analysis of large combustion sources or industrial source permits is required.

In summary, while no stationary, large, or industrial source impacts would occur with the proposed project, additional detailed analysis of CO, PM_{10}, and $PM_{2.5}$ mobile-source emissions will be required and provided in the future Targeted EIS.

O. Greenhouse Gas Emissions and Climate Change

The proposed project would not result in an incremental increase of 350,000 sf or more of building area. Neither would it fundamentally change the City's solid waste management system nor introduce a new power generation source on the project site (not including emergency backup power, renewable power, or small-scale cogeneration). Given these conditions, a qualitative discussion of the proposed projects' consistency with the City's greenhouse gas (GHG) emission reduction and climate change goals is provided.

The proposed actions would entail the redevelopment of the former St. John Villa Academy campus. The new schools would be all-electric facilities and would be designed to follow the NYC Green Schools Rating System (guidelines specific to the design, construction, and operation of New York City public school buildings) and be in compliance with site-related credits to achieve a LEED-certified or higher rating. The project would comply with NYC Local Laws 92 and 94, which requires that all new buildings and alterations of existing buildings where the entire existing roof deck or roof assembly is being replaced provide a sustainable roofing zone covering 100% of the roof. The proposed project would also comply with NYC Local Law 97, which set limits on GHG emissions of covered buildings to help New York City reach the goal of a 40 percent reduction in GHG emissions from buildings by 2030 and 80 percent reduction in Citywide emissions by 2050.

The project site is located in a well-developed suburban, residential neighborhood and would be accessible to pedestrians in the surrounding neighborhood. The project site is accessible by public transportation along seven local bus routes (S51, S52, S53, S78, S79 SBS, S93) and nine express routes (SIM1, SIM1C, SIM3C, SIM7, SIM10, SIM11, SIM15, SIM33C, SIM35). As such, the project would encourage sustainable transportation options.

The project site does not fall within the City's designated coastal zone, so the proposed project was not assessed for its consistency with the policies of the City's Local WRP. The project site is not located within a Federal Emergency Management Agency (FEMA) 1 percent annual chance floodplain (100-year flood) or 0.2 percent annual chance floodplain (500-year flood). According to the best available flood hazard data for Sandy-affected counties in New York and New Jersey, the project site is not located within a flood hazard area.[2]

In summary, the proposed project would not result in any significant adverse impact related to either GHG emissions or climate change.

[2] https://data.cityofnewyork.us/Environment/Sandy-Inundation-Zone/uyj8-7rv5

P. Noise

Mobile Source Noise. The *CEQR Technical Manual* recommends a detailed technical assessment of potential traffic-related noise impacts if a potential action would result in the doubling of existing passenger car equivalent (PCE) values at any intersection during the peak traffic hour. PCEs are used to account for the different types of motor vehicles (i.e., cars, trucks, buses) and their varying levels of sound. As the proposed project includes a new PS/IS facility, a shared facility for two IS/HS, and athletic field, an increase in vehicular traffic traveling to and away from the project site is expected to occur owing to a combination of future staff automobiles and school bus movements. Therefore, an assessment of traffic noise exposure using the PCE-based methodology, per the guidance of the *CEQR Technical Manual*, will be provided as part of the future Targeted EIS.

Stationary Source – Playground Noise Assessment. An approximately 84,000-sf athletic field would be constructed at the southeastern portion of the project site. The athletic field would host athletic programs, including but not limited to soccer, football, field hockey, and lacrosse. Bleacher seating to accommodate approximately 700 viewers would occupy approximately 4,000 sf on the western side of the athletic field. Additionally, an approximately 16,000~~5,600~~ sf at-grade play yard would be provided on the southeastern side of the proposed PS/IS facility. Therefore, the potential impact of playground noise, which includes analysis of the proposed athletic field, will be considered at noise-sensitive properties closest to the athletic field and play yard in the future Targeted EIS.

New York City Noise Code. The proposed project's heating, ventilation, and air conditioning (HVAC) equipment, along with any other project-related outdoor mechanical devices, would be designed and specified to meet the NYC Noise Code standards.

School Interior Noise Levels. Based on the results of the detailed mobile-source analysis and the playground analysis, the future Targeted EIS will determine whether, and to what extent, exterior-to-interior window attenuation requirements would need to be established for the proposed educational facilities.

In summary, the future Targeted EIS will provide detailed analyses of mobile source noise and playground noise. If determined necessary, exterior-to-interior window attenuation requirements would need to be established for the proposed educational facilities.

Q. Public Health

Impacts related to air quality, water quality, and noise will be further analyzed as part of the future Targeted EIS for the proposed project; however, significant impacts to public health are not anticipated. Hazardous materials are anticipated to be present on site, based on the Phase I ESA and Phase II ESI. However, with any such existing on-site contamination appropriately addressed through proper handling and disposal and other measures (including the incorporation of a soil vapor barrier and a sub-slab depressurization system into the new building design; the characterization of excavated soil to identify material handling, reuse and/or disposal requirements; and the placement of two feet of environmentally clean fill over all landscaped areas), no public health impacts related to hazardous materials are expected with the proposed project. Therefore, while potential impacts to air quality, water quality, and noise will be assessed in a future Targeted EIS, it is not anticipated that the proposed project would result in significant adverse impacts to public health.

R. Neighborhood Character

The proposed actions would entail the demolition of all buildings on the project site with the exception of the Chapel Building. In place of the demolished buildings, the following buildings would be constructed: an approximately 90-foot-tall (with rooftop mechanical equipment) PS/IS facility would be built along Landis Avenue; an approximately 90-foot-tall shared facility for two IS/HS would be built at the northeastern corner of the project site near Garson Avenue; and a one-story maintenance building would be constructed on the southeastern portion of the project site near Hastings Street.

The SCA and OPRHP signed a LOR regarding the demolition of structure on the S/NRHP-eligible site. As part of that agreement, the SCA has agreed to renovate and maintain the S/NRHP-eligible Chapel Building, as well as to maintain or reconstruct the existing stone wall, iron fencing, and gates located on a portion of the project site's perimeter. This resolution allows for both the redevelopment of the project site to meet the needs of the proposed project and the maintenance of key historic elements of the project site that are visible from the surrounding streetscapes. Therefore, while the proposed project would alter an existing visual resource, the prominent Chapel Building would be maintained, as would perimeter historic features (stone walls, iron fencing, and gates). Additionally, the proposed PS/IS would be located approximately where the former High School and Addition fronts Landis Avenue, thereby maintaining the visual connection and street wall. Further, new landscape features would reestablish the greenery that is currently part of the pedestrian experience in the study area.

Additionally, the proposed project would not result in any significant adverse impacts related to land use, zoning, and public policy; socioeconomic conditions; open space; or urban design and visual resources. Rather, the proposed project would reestablish the currently vacant project site to its former academic campus use. The form and function of the proposed project will maintain and expand on the key elements that comprise the study area's low-density, residential neighborhood character. Therefore, it is not anticipated that the proposed project would result in significant adverse impacts to neighborhood character; however, additional information related to archaeological resources, shadows, transportation, and will be further assessed in the future Targeted EIS.

S. Construction-Related Impacts

According to the *CEQR Technical Manual*, analyses of construction duration are often broken down into short-term (less than two years) and long-term (two or more years). Where the duration of construction is expected to be short-term, any impacts generally do not require detailed assessment. The anticipated construction period for the proposed project would exceed two years. Therefore, per the guidance of the *CEQR Technical Manual*, detailed construction-period analyses are warranted. Analyses of potential construction-period impacts to transportation, air quality, noise, as well as other relevant technical areas, will be provided as part of the future Targeted EIS.

Chapter 1: Project Description

A. Introduction

On behalf of the New York City Department of Education (DOE), the New York City School Construction Authority (SCA) proposes to create ~~two~~ three new school facilities, ~~including an approximately 736-seat, primary school (PS) and a shared facility for two, approximately 627-seat intermediate/high schools (IS/HS); and~~ an athletic field with an approximately 700-seat bleacher section, a maintenance building, an internal driveway network, and a parking lot (the "proposed project") on the former St. John Villa campus at 57 Cleveland Place in the Arrochar section of Staten Island. The three new schools would consist of an approximately 764-seat Gifted and Talented primary school/intermediate school (PS/IS) and two separate, independently operated, approximately 627-seat intermediate/high schools (IS/HS). The two IS/HS would also contain 96 seats for a District 75 program and share a gymnatorium, auditorium, and lobby. ~~The proposed project would serve students in grade levels pre-kindergarten through twelve and~~ The proposed PS/IS would serve students in grade levels pre-kindergarten through eight throughout New York City. Each IS/HS school would serve students in grade levels six through twelve in the Borough of Staten Island. All three schools would also serve special education students enrolled in a District 75 program[3] in the Borough of Staten Island. The proposed schools would collectively introduce approximately 2,114 ~~1,990~~ new school seats to the project site.

The proposed PS/IS facility would be constructed as a standalone structure on the southwestern portion of Block 3087, Lot 1 fronting Landis Avenue (see Figure 1-2, "Conceptual Site Plan"). The proposed shared facility for two IS/HS would be another stand-alone structure on the northeastern portion of Block 3087, Lot 1, with frontage on Garson Avenue. The proposed athletic field would be constructed on the southeastern portion of Block 3087, Lot 1, fronting Narrows Road South and Hastings Street. A maintenance facility would be constructed at the southern end of Block 3087, Lot 1, with frontage on Hastings Street. A staff parking lot would be provided on Block 3089, Lot 59, along Cleveland Place. An internal driveway network with limited parking spaces would be constructed on Block 3087, Lot 1, which would maintain the existing driveway connections to Garson Avenue, Cleveland Place, Landis Avenue, and Hastings Street while adding a new connection to Narrows Road South.

The project site comprises the former St. John Villa Campus, which was previously occupied by the former St. John Villa Academy, a private, Roman Catholic school that supported educational facilities for grades pre-kindergarten through twelve until its closure in 2018 (see Figure 1-3, "Aerial View Project Site"). The buildings associated with this former use remain on the project site and consist of a former convent building ("Villa"), Former Elementary School, Chapel Building, Former Annex, Garage, Former High School and Addition, and Former Pre-K Center. The existing buildings are in poor condition and cannot feasibly accommodate the modern school functions that the proposed project is intended to achieve. All but the Chapel Building would be removed in order to construct the proposed schools and athletic field. The Chapel Building would be maintained for school uses only and would not be made available for public use. Given the topography of the site, extensive grading would likely be necessary to accommodate the proposed school facilities.

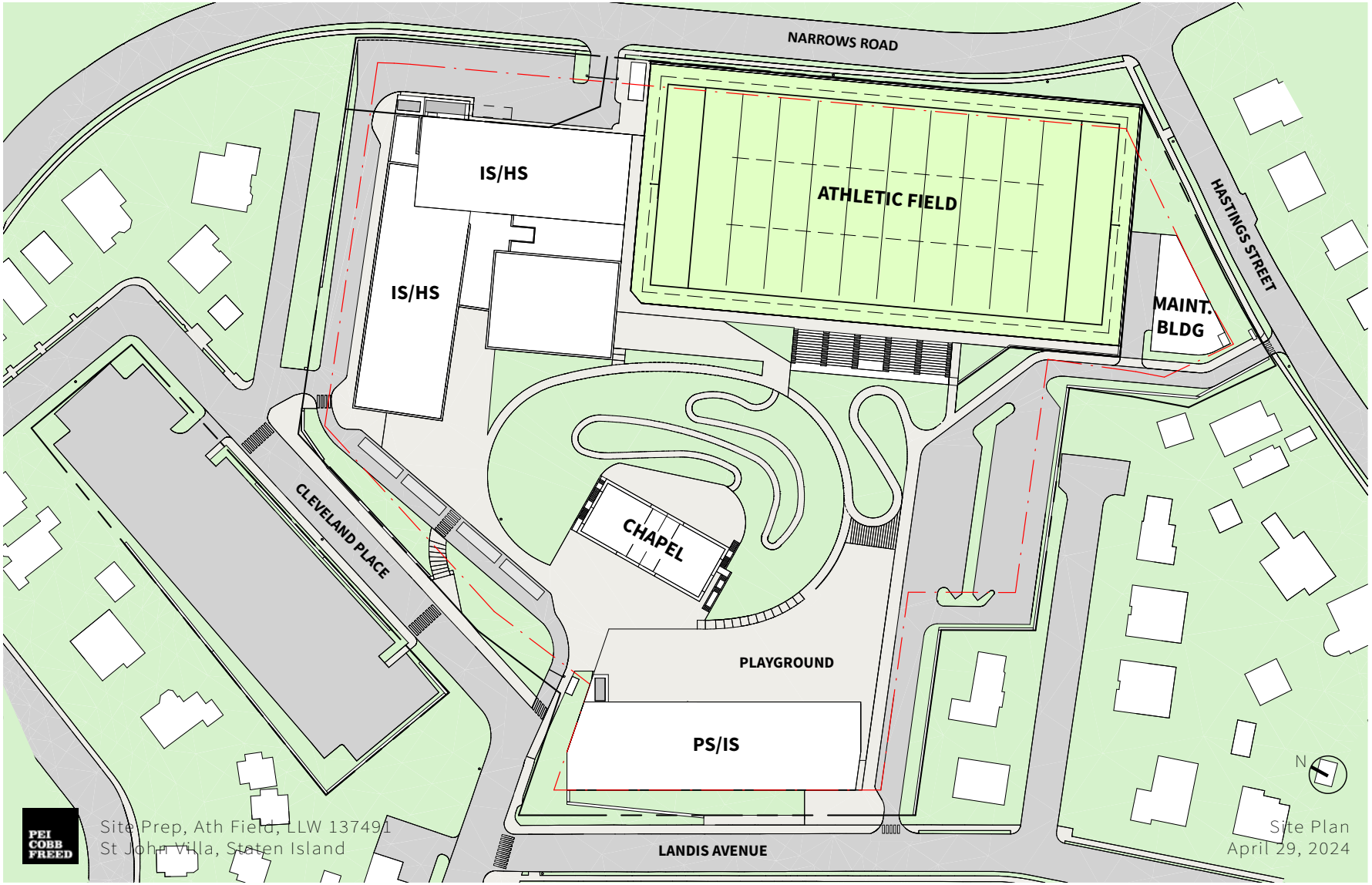
[3] District 75 programs provide Citywide special education services for students in need of intensive or specialized services. The proposed project would include approximately 96 District 75 seats in the proposed PS/IS and approximately 96 District 75 seats in the proposed shared ~~IS/HS~~ facility for two IS/HS, for a total of 192 District 75 seats.

Source: National Geographic Society, i-cubed, 2013; STV Incorporated, 2024.

Figure 1-1

Proposed Redevelopment of the former St. John Villa Campus
57 Cleveland Place, Staten Island

PROJECT LOCATION

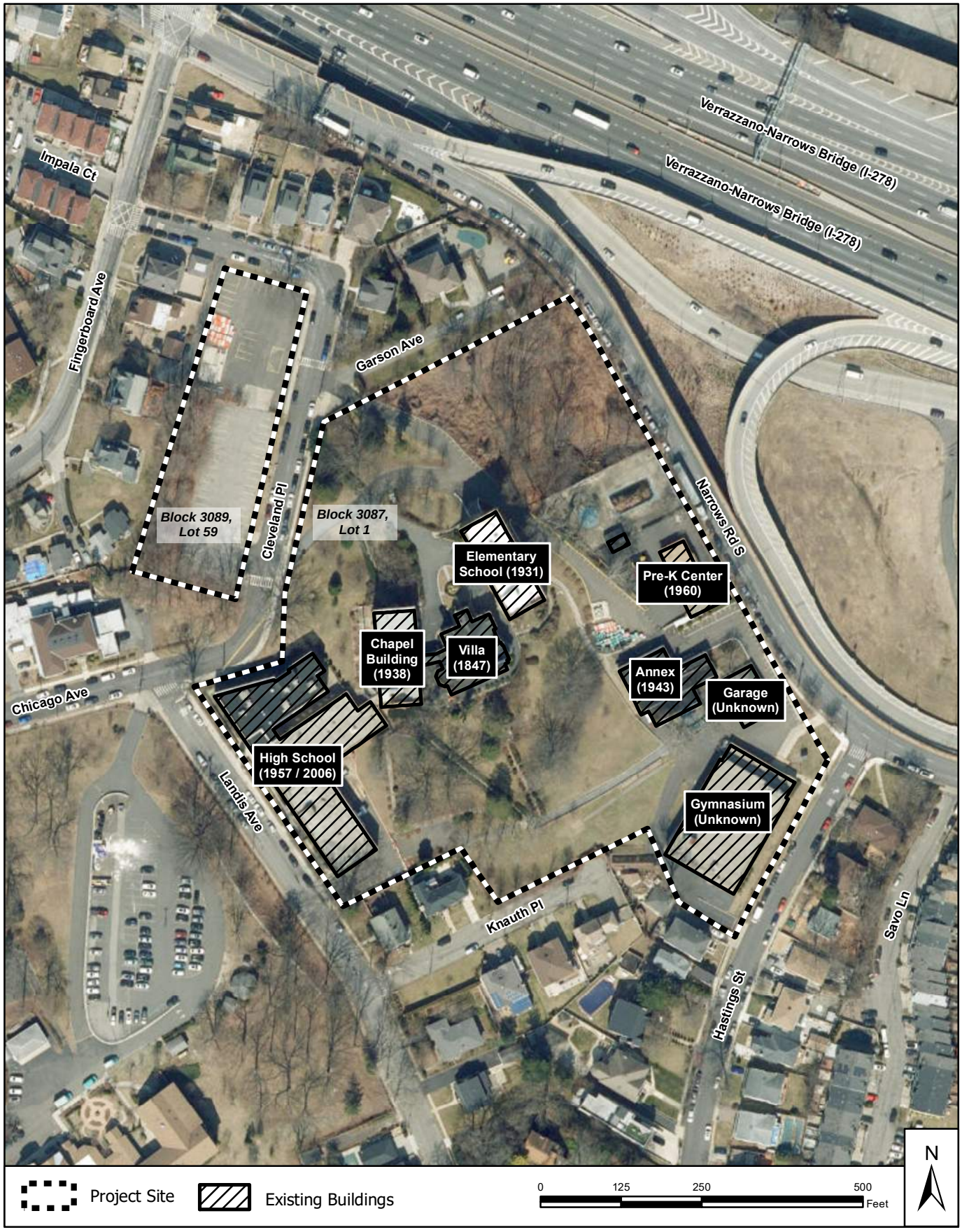


Source: Pei, Cobb, Freed, 2024; NYCSCA, 2024; STV Incorporated, 2024.

Figure 1-2

Proposed Redevelopment of the former St. John Villa Campus
57 Cleveland Place, Staten Island

CONCEPTUAL SITE PLAN



Source: NYC Office of Technology and Innovation (OTI); NYC Department of City Planning MapPLUTO 2023 v3; New York State Office of Parks Recreation and Historic Preservation (OPRHP) Cultural Resources Information System (CRIS); ESRI, Maxar, Earthstar Geographics; STV Incorporated, 2024.

Proposed Redevelopment of the former St. John Villa Campus
57 Cleveland Place, Staten Island

Figure 1-3

AERIAL VIEW
PROJECT SITE

Funding for site preparation, design, and construction of the proposed project (collectively, the "proposed actions") would be provided by DOE's Five-Year Capital Plan for Fiscal Years 2025-2029. Construction would be phased beginning in Q4 ~~fall~~ 2024 and would conclude in Q3 ~~fall~~ 2030. Therefore, 2030 is assumed for the analysis year ("build year").

B. Purpose and Need

The proposed project's purpose is to provide additional permanent public school capacity in the Borough of Staten Island and thereby New York City as a whole. The DOE Five-Year Capital Plan for Fiscal Years 2025-2029 allocates funding to create additional seats at the primary, intermediate, and high school levels to address forecast changes in future student enrollment and to support DOE's policies regarding class size reduction.

C. Project Site

The project site comprises approximately 8.49 acres (370,029 square feet [sf]) across two tax lots, Block 3087, Lot 1 and Block 3089, Lot 59, on either side of Cleveland Place in Staten Island Community District 2, on the former St. John Villa Campus. The project site is surrounded by institutional uses to the west, residential uses to the north and south, and entrance and exit ramps to the Verrazano-Narrows Bridge (I-278) to the east. It is mapped with an R1-2 residential zoning district, in which schools are permitted as-of-right.

Block 3087, Lot 1

Block 3087, Lot 1 is an approximately 7.5-acre (326,927-sf) irregularly shaped lot that comprises the vast majority of Block 3087, bounded by Garson Avenue to the north, Hastings Street and Knauth Place to the south, Narrows Road South to the east, and Cleveland Place and Landis Avenue to the west. This portion of the project site has approximately 325 feet of frontage on Garson Avenue, approximately 235 feet of frontage on Hastings Street, approximately 135 feet of frontage on Knauth Place, approximately 625 feet of frontage on Narrows Road South, approximately 400 feet of frontage on Cleveland Place, and approximately 315 feet of frontage on Landis Avenue. Stone walls and hedges surround the perimeter of this lot, on which the majority of the existing elements of the former St. John Villa Campus are located. The only portion of the former St. John Villa Campus not located on this lot is a parking lot located on Block 3089, Lot 59, which is described in the following section. The elements of Block 3087, Lot 1 consist of:

- Buildings
  - Villa (1847): Located in the central portion of the lot, the Villa was originally constructed in 1847 as a private residence and was later modified to serve as a convent for the religious sisters who operated the former St. John Villa Academy. The building is a two-story with cellar, gothic revival structure. Since its construction, the building has been subject to substantial alterations.
  - Former Elementary School (1931): Located in the north-central portion of the lot, the Former Elementary School was constructed in 1931. It is a three-story brick building with cast stone trim in the Collegiate Gothic Style, which was commonly used for schools and college buildings from the early 1900s through the 1920s.
  - Chapel Building (1938): Located in the central portion of the lot, the Chapel Building was constructed in 1938. It is a four-story brick building with cast stone trim in the Collegiate

Gothic Style, which was commonly used for schools and college buildings from the early 1900s through the 1920s.

- Former Annex (1943): Located in the eastern portion of the lot, the one- to two-story, brick Former Annex was constructed in 1943.
- Garage (unknown): Located in the eastern portion of the lot, the one-story, concrete Garage was constructed at some point between 1945 and 1957.
- Former High School and Addition (1957/2006): Located in the western portion of the lot, the original two-story brick High School building was constructed in 1957. A two- to three-story Addition was added to the northern end of the Former High School in 2006.
- Former Pre-K Center (1960): Located on the eastern portion of the project site, the one- to two-story, brick Former Pre-K Center was constructed in 1960. Outside the building is a former play area.
- Gymnasium (unknown): The one-story, brick former Gymnasium is located on the southeastern corner of the lot.

- Landscaped Areas
  - Notable landscaped areas are located throughout this lot and include maintained lawns with planting beds, shrubbery, and mature trees as well as a tree-covered area at the lot's northeastern corner.
- Driveways and Parking Areas
  - This lot is traversed by driveways that provide access to the former St. John Villa Campus buildings, as well as several parking areas.

Block 3089, Lot 59

Block 3089, Lot 59 is an approximately 0.99-acre (43,102-sf) rectangular lot located at the northeastern corner of Block 3089, bounded by Cleveland Place to the north and to the east, Chicago Avenue to the south, and Fingerboard Road and Columbia Avenue to the west. This portion of the project site has approximately 475 feet of frontage on Cleveland Place. The lot was used as a parking lot for the former St. John Villa Academy. The asphalt-paved parking lot consists of two distinctive sections. The southern half is at a higher elevation than the northern half and is bordered by a stone fence topped with chain-link fencing along Cleveland Place. The northern half is at a lower elevation and is bordered by chain-link fencing along Cleveland Place.

D. Proposed Actions

Construction of the approximately 764~~736~~-seat PS/IS Gifted and Talented facility, a shared facility for two approximately 627-seat IS/HS with approximately 96 seats for a District 75 program (approximately 1,350 seats total in the IS/HS), athletic field, internal driveway network, and parking area entails demolition of the existing Villa, Former Elementary School, Former Annex, Garage, Former High School and Addition, Former Pre-K Center, and the parking lot on Block 3089, Lot 59.[4] The Chapel Building located on the central portion of Block 3087, Lot 1 would be preserved~~. The Chapel Building would be preserved~~ as part of the proposed actions. Construction would be phased beginning in Q4 ~~fall~~ 2024 (see Table 1-1, "Estimated Construction Phasing Plan"). Demolition would begin in Q4 ~~September~~ 2024 and conclude in Q1 ~~February~~ 2025. Site work, grading, and utilities would begin in Q1 ~~February~~ 2025 and conclude in Q4 ~~December~~ 2025. Construction of the shared ~~IS/HS~~ facility for two IS/HS and athletic field would begin in Q3 ~~September~~ 2025 and be complete by Q3 ~~August~~ 2029. Construction of the PS/IS facility and renovation of the Chapel Building would begin in Q3 ~~September~~ 2025 and conclude in Q3 ~~September~~ 2030. It is anticipated that the shared ~~IS/HS~~ facility for two IS/HS would be operational in Q3 ~~fall~~ 2029 while construction activities related to the PS/IS facility and Chapel Building renovations are ongoing.

Table 1-1: Estimated Construction Phasing Plan

Phase	Start	End
Demolition	~~September~~ Q4 2024	~~February~~ Q1 2025
Site Work, Grading, and Utilities	~~February~~ Q1 2025	~~December~~ Q4 2025
Construction of Shared ~~IS/HS~~ Facility for two IS/HS and Athletic Field*	~~September~~ Q3 2025	~~August~~ Q3 2029
Construction of PS/IS facility and Renovation of Chapel Building*	~~September~~ Q3 2025	~~September~~ Q3 2030
***NOTE**: It is anticipated that the shared ~~IS/HS~~ facility for two IS/HS would be operational in ~~fall~~ Q3 2029 while construction activities related to the PS/IS facility and Chapel Building renovations are ongoing.		

Source: SCA, 2024.

The PS/IS facility would be constructed as an approximately 96,381~~92,303~~-sf, standalone structure (see Table 1-2, "Estimated Project Elements"). It would provide approximately 764~~736~~ seats, including approximately 96 District 75 seats, for students in grade levels pre-kindergarten through eight ~~five~~, and would include classrooms for those grade levels, special education (District 75) classrooms, specialized instruction classrooms, science labs and resources rooms, a gymatorium with retractable seating, lobby, student services offices, storage areas, administrative space, cafeteria space and kitchen, and custodial space. Entrances would be located on the southwestern frontage of the proposed structure facing Landis Avenue and the northeastern and southern frontages facing the interior of the project site. An approximately 16,000~~5,600~~-sf at-grade play yard would be provided on the southeastern side of the proposed PS/IS facility, consisting of a general playground and an early childhood center playground.

The new shared ~~IS/HS~~ facility for two IS/HS would be constructed as an approximately 186,405~~165,739~~-sf, three- to five-story structure. The main entrance would be located on the western frontage of the proposed structure facing toward Landis Avenue.~~, closest to the Garson Avenue driveway entrance/exit. Secondary entrances would be located on the southern and eastern sides of the building.~~ The shared ~~IS/HS~~ facility for two IS/HS would provide approximately 1,350 ~~1,254~~-seats for students in grades six through twelve, and would include classrooms for those grade levels, special education (District 75) classrooms, a resource room for small group instruction, an art classroom, a music room and storeroom, a science lab and demo room, library, medical suite, cafeteria and kitchen, custodial areas, physical education space (a competition gymnasium with bleacher seating, a stage, storage areas, locker rooms, an exercise room, and a health instructor's office), custodial areas, and storage.

[4] Per the New York City Department of Finance Record, the SCA acquired Block 3089, Lot 59 and Block 3087, Lot 1 in 2019.

Table 1-2: Estimated Project Elements*

Project Element	Area (sf)	Seats	D75 Students	Teachers and Staff**	Parking Spaces
PS/IS	96,381 sf ~~92,303 sf~~	764 ~~736~~	96	99 ~~96~~	--
Shared Facility for two IS/HS	186,405 sf ~~165,739 sf~~	1,350 ~~1,254~~	96	158 ~~148~~	--
Athletic Field (including bleachers)	84,000 sf	--	--	--	--
Renovated Chapel Building	21,700 sf	--	--	--	--
Maintenance Building	3,275 sf ~~2,200 sf~~	--	--	--	--
Staff parking Lot on Block 3087, Lot 1 (including landscaping)	41,996 sf	--	--	--	98
Internal Driveway Network on Block 3089, Lot 59 (including landscaping)	175,668	--	--	--	67

*NOTE: All project numbers are approximate.
**NOTE: Based on a ratio of 10:1 (10 students to one teacher) for non-District 75 seats and a ratio of 6:1:1 (six students to one special education teacher and one aid) for District 75 seats.

Source: SCA, 2024; STV Incorporated, 2024.

An approximately 84,000-sf athletic field would be constructed at the southeastern portion of the project site. The athletic field would host athletic programs, including but not limited to soccer, football, field hockey, and lacrosse. Bleacher seating to accommodate approximately 700 viewers would occupy approximately 4,000 sf on the western side of the athletic field. Outdoor lighting would be provided along the edges of the athletic field.

A staff parking lot with approximately 98 parking spaces would be constructed on Block 3089, Lot 59, across Cleveland Place from the rest of the academic campus. In addition to this lot, approximately 67 parking spaces would be provided on Block 3087, Lot 1, within an internal driveway network that would provide interior access to the site. Existing driveway connections to Garson Avenue, Cleveland Place, Landis Avenue, and Hastings Street would be maintained and a new connection to Narrows Road South would be added as part of the proposed project. A small maintenance structure would be constructed on the southern edge of Block 3087, Lot 1 near Hastings Street. Landscape features would be introduced throughout the campus.

The proposed PS/IS would employ approximately 99 ~~96~~ teachers and staff. The proposed shared ~~IS/HS~~ facility for two IS/HS would employ approximately 158 ~~148~~ teachers and staff. These public school facilities would operate during normal school hours, from September to June, though it is expected that the athletic field would operate occasionally in the evenings, on weekends, and during summer months when school is not in session.

Chapter 2: Land Use, Zoning and Public Policy

Land use refers to activity occurring on land and within the structures that occupy it. Types of uses include residential, commercial, industrial, community facility/institutional, vacant land, and parkland/open space. An analysis of land use patterns identifies the uses and development trends in the area that may be changed or affected by a proposed action. This analysis is then used to determine whether the proposed project is compatible with, or may alter, those conditions. Zoning establishes standards and requirements to regulate and guide development within New York City. Regulatory controls prescribe permitted uses, lot coverage and open space standards, setbacks, structure heights, and parking requirements. Public policies are those adopted policies, other than zoning, which can affect or define land use.

A. Existing Conditions

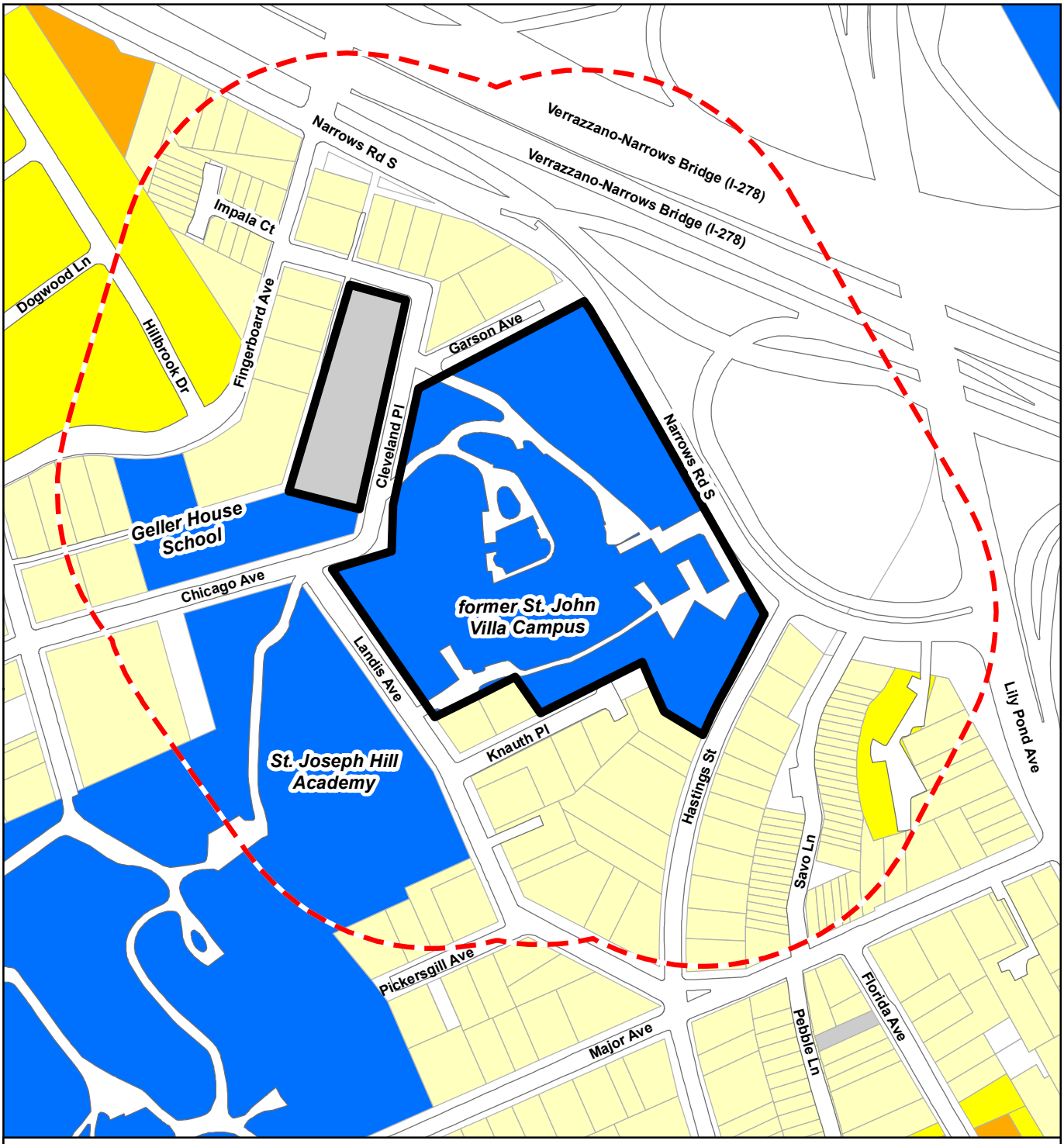
LAND USE

The proposed project would be constructed on two publicly owned lots (Block 3087, Lot 1 and Block 3089, Lot 59) at 57 Cleveland Place in the Arrochar section of Staten Island. The project site has a gross land area of approximately 8.49 acres (370,029 sf). It is currently occupied by eight buildings: the Villa, Former Elementary School, Chapel Building, Former Annex, Garage, Former High School and Addition, Former Pre-K Center, and Gymnasium.

Block 3087, Lot 1 is bounded by Garson Avenue to the north, Hastings Street and Knauth Avenue to the south, Narrows Road South to the east, and Cleveland Place and Landis Avenue to the west. Block 3087, Lot 1 is an approximately 7.5-acre (326,927-sf) irregularly shaped lot that comprises the vast majority of Block 3087. This portion of the project site has approximately 325 feet of frontage on Garson Avenue, approximately 235 feet of frontage on Hastings Street, approximately 135 feet of frontage on Knauth Place, approximately 625 feet of frontage on Narrows Road South, approximately 400 feet of frontage on Cleveland Place, and approximately 315 feet of frontage on Landis Avenue. There are several gardens within Lot 1, some with mature tree specimens, most significantly to the south of the Villa and north of the Chapel Building. These gardens contain steps, paths, a grotto, and shrines. All the statues within these garden features were removed prior to the SCA's acquisition of the property.

Block 3089, Lot 59 is bounded by Cleveland Place to the north, east, and south and Cleveland Alley to the west. Lot 59 is an approximately 0.99-acre (43,102-sf) rectangular lot located immediately northwest of and across Cleveland Place from Block 3087, Lot 1, on which the remainder of the project site is located. Block 3089, Lot 59 contains approximately 475 feet of frontage on Cleveland Place.

The analysis of land use, zoning, and public policy was conducted within a study area defined in accordance with the *CEQR Technical Manual*. The study area for the proposed project comprises the area within a 400-foot radius surrounding the project site. As illustrated on Figure 2-1, "Land Use," the study area boundary is generally defined by the I-278 to the north, Major and Landis avenues to the south, Lily Pond Avenue to the east, and Fingerboard Avenue and Hylan Boulevard to the west.



Source: NYC Department of City Planning MapPLUTO 2023 v3; STV Incorporated, 2024.

Figure 2-1

Proposed Redevelopment of the former St. John Villa Campus
57 Cleveland Place, Staten Island

LAND USE

The study area is characterized by low-density residential uses as well as institutional uses, including two institutional campuses (the project site and the adjacent St. Joseph Hill Academy). The vast majority of residential development in the study area is detached single-family homes, set back from the lot line with yards and driveways. This type of development can be found along Landis Avenue, Knauth Place, Hastings Street, Chicago Avenue, Cleveland Place, Garson Avenue, Fingerboard Avenue, and Narrows Road South. Attached single-family homes are located on Savo Lane and Impala Court, west of Fingerboard Avenue. There are two multi-family residential developments in the study are, one of which is located at 2-4 Narrows Road South between Savo Lane and Lily Pond Avenue; the other is north of Fingerboard Avenue, along Hillbrook Drive.

Institutional uses within the study area are located on the project site (the former St. John Villa Academy), St. Joseph Hill Academy, and the Geller House School. The project site and St. Joseph Hill Academy are similar in nature, with school buildings situated around a large campus connected by internal driveways, with large, landscaped areas between buildings. The Geller House School, a small special education school, is a two-story brick building with a small playground to the west, located adjacent to both the project site and St. Joseph Hill Academy along Chicago Avenue/Cleveland Place.

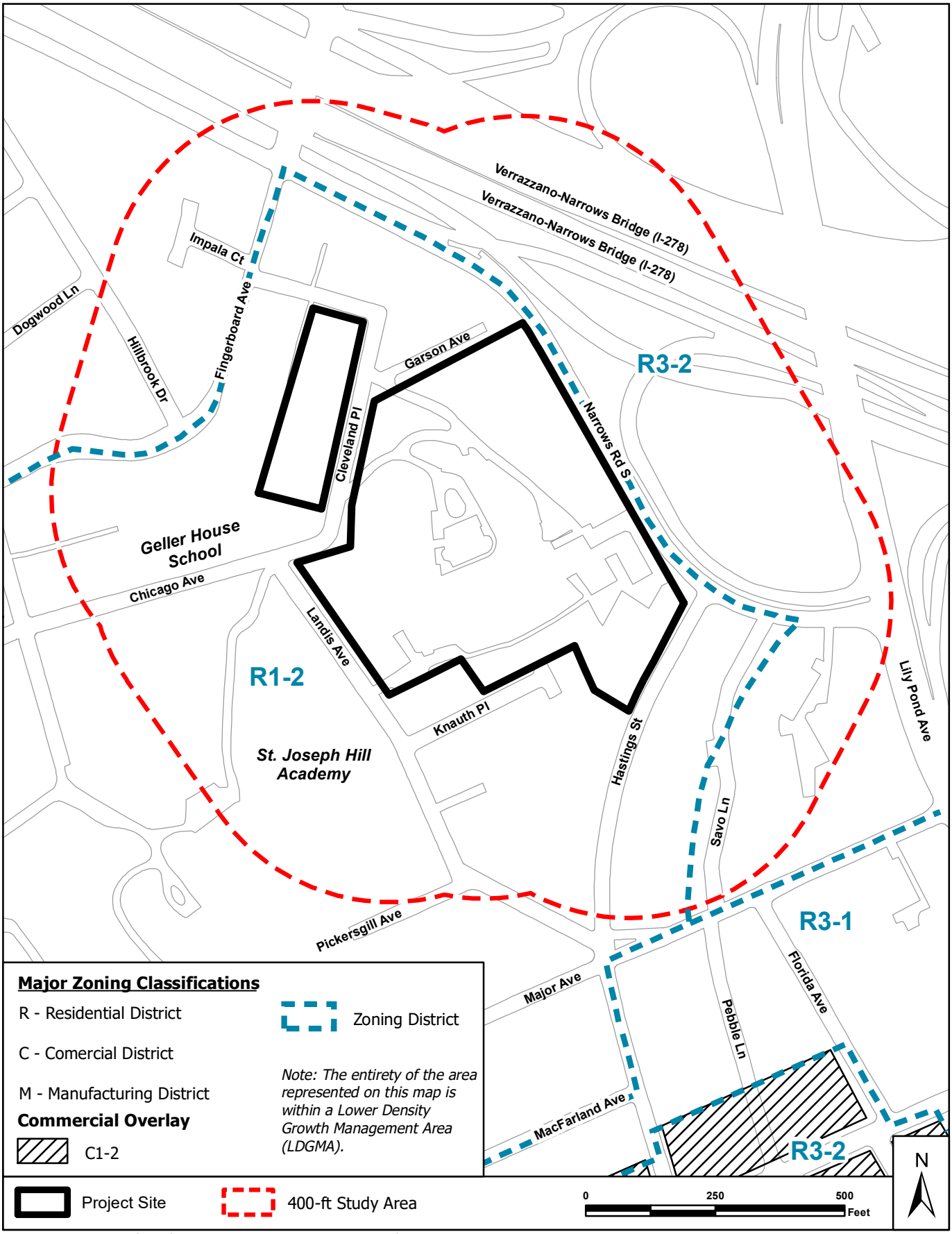
Other uses within the study area include parking and vacant land. Parking uses in the study area are limited to Lot 2 of the project site, which is currently occupied in its entirety by asphalt surface parking. Vacant lots are located along Narrows Road South and near entrance and exit ramps for the Verrazano-Narrows Bridge. These lots function as buffers between residential areas and traffic approaching and exiting the bridge.

ZONING AND PUBLIC POLICY

As shown on Figure 2-2, "Zoning," the project site is in a Lower Density Growth Management Area (LDGMA). Within the LDGMA, new developments must provide more off-street parking, larger yards, and more open space than would otherwise be required in the applicable zoning districts.

Most of the study area is mapped with a R1-2 zoning district. These districts typically developed with leafy, low-density neighborhoods of large, single-family detached homes on spacious lots that resemble many suburbs. Community facilities, such as the schools located in the study area, are permitted in R1-2 districts to serve educational needs or to provide other essential services for the residents.

Small portions of the study area are mapped with an R3-2 zoning district. This is a general residence district that allows a variety of housing types, including low-rise attached houses, small multi-family apartment houses, and detached and semi-detached one- and two-family residences. The two multi-family developments within the study area are in this R3-2 district.



Source: NYC Department of City Planning MapPLUTO 2023 v3; STV Incorporated, 2023.

Figure 2-2

Proposed Redevelopment of the former St. John Villa Campus
57 Cleveland Place, Staten Island

ZONING

Other than zoning, there are no specific public policies (e.g., 197-a plan or Waterfront Revitalization Program) applicable to the project site.

Waterfront Revitalization Program. As the project site does not fall within the City's designated coastal zone, the proposed project was not assessed for its consistency with the policies of the City's Local Waterfront Revitalization Program.

The project site and study area are located in Flood Zone X, which is the area determined to be outside the 1 percent annual chance floodplain (100-year flood) and 0.2 percent annual chance floodplain (500-year flood).

According to the best available flood hazard data for Sandy-affected counties in New York and New Jersey, the project site is not located within a flood hazard area.[5]

B. The Future Without the Project

LAND USE

If the proposed project is not built, no changes to the project site are expected to occur by the 2030 build year. The project site would remain as an unused former school campus.

According to a review of the Zoning Application Portal (ZAP) data provided by the New York City Department of City Planning (NYCDCP) and accessed[6] on April 24, ~~February 15,~~ 2024; a review of New York City Department of Buildings (NYCDOB) NOW portal, accessed[7] on April 24, ~~February 15,~~ 2024; and observations during an October 5, 2023 field visit, there are no development sites within the study area, though one property at 19 Hastings Street is currently under construction for remodeling.

ZONING AND PUBLIC POLICY

No changes to zoning or public policy are expected to occur by the 2030 build year; zoning and public policy currently in effect for the project site and study area are expected to remain in effect in 2030.

C. Potential Effects of the Proposed Project

LAND USE

The proposed actions entail the re-development of the former St. John Villa Campus. Based on concerns related to structural integrity, noncompliance with current codes, and safety for the public and future student population, full demolition of all existing buildings, with the exception of the historically significant Chapel Building, is anticipated. In the future with the proposed actions, the existing grounds would be developed into a modern academic campus containing two schools and an athletic field, with the historic Chapel Building at the center of the campus.

[5] https://data.cityofnewyork.us/Environment/Sandy-Inundation-Zone/uyj8-7rv5
[6] via https://zap.planning.nyc.gov/projects
[7] via https://www1.nyc.gov/site/buildings/industry/using-dob-now.page

The proposed project would replace non-compliant, unoccupied buildings with modern facilities that would re-establish an active institutional use (school) on the campus property that previously served as a school campus. Any effects to land use resulting from implementation of the proposed project would be limited to the project site. Further, the proposed project would provide new community facility space (public school) to serve the neighborhood. Therefore, no significant adverse impacts to land use would result from the proposed project.

ZONING AND PUBLIC POLICY

The proposed project would conform to the use requirements of the R1-2 zoning district, as schools (Use Group 3) are permitted as-of-right in residential districts. It is expected that, with the proposed preliminary design, the SCA would request zoning overrides from the Deputy Mayor for Housing, Economic and Workforce Development for bulk regulations including side yards, height and setback, FAR, and accessory parking. As the zoning overrides would pertain only to the project site, no significant adverse impacts to zoning would occur.

D. Sustainability

Per the guidance of the *CEQR Technical Manual*, large publicly sponsored projects must conduct a sustainability assessment to determine whether the project is consistent with the planning goals and objectives of *OneNYC 2050: Building a Strong and Fair City (OneNYC)*. As the proposed project would result in the construction of a new PS/IS and shared ~~IS/HS~~ facility~~ies~~ for two IS/HS to provide additional public school capacity in ~~CSD 31 and to~~ the Borough of Staten Island and thereby New York City as a whole, and is not considered to be a large publicly sponsored project as defined by the initiatives of *OneNYC*, it was not assessed for its consistency with the goals and objectives established in *OneNYC* or the more recently released *PlaNYC: Getting Sustainability Done*, which builds upon *OneNYC* and provides an action plan for sustainable development.

In summary, there is no potential for impacts related to land use, zoning, or public policy, and no further analysis is warranted.

Chapter 3: Socioeconomic Conditions

Socioeconomic impacts may occur when an action would directly or indirectly change population, housing stock, or economic activities in an area. Changes may be substantial but not adverse, or beneficial to some groups and adverse to others. This chapter discusses potential impacts to socioeconomic conditions and identifies their significance.

A detailed socioeconomic analysis is typically conducted if an action would create substantial socioeconomic changes in an area, such as direct displacement of residential population or of substantial numbers of businesses or employees. Other analysis criteria pertain to new development that may be markedly different from existing uses or that would attract substantial residential or worker populations to the area, such as development of 200 or more residential units or more than 200,000 sf of commercial space. Per the guidance of the *CEQR Technical Manual*, if an action could affect the real estate market over a larger area, or if it could adversely affect economic conditions of a specific industry, a socioeconomic analysis may be necessary. The proposed project would include neither residential nor commercial elements; it is the redevelopment of a school campus, thus increasing school district capacity to address existing overcrowding and meet projected demand. Therefore, no detailed socioeconomic analysis is required.

A. Existing Conditions

The project site is currently developed with eight structures: the Villa, Former Elementary School, Chapel Building, Former Annex, Garage, Former High School, Former Pre-K Center, and Gymnasium. The immediate uses around the project site consist of residential and institutional uses. These structures comprise the former St. John Villa Campus, which is currently vacant.

B. The Future Without the Project

If the proposed project is not pursued, no changes to the project site are expected to occur by the 2030 build year. No other developments are anticipated for the study area by the 2030 build year, and so socioeconomic conditions in the study area are generally expected to resemble existing conditions.

C. Potential Effects of the Proposed Project

The proposed redevelopment would introduce approximately 2,114 students ~~736 PS students, approximately 1,254 IS/HS students,~~ and approximately 257 ~~244~~ teachers and staff to the project site, which is currently occupied by vacant buildings associated with the former St. John Villa Academy. Therefore, the proposed project would not result in the direct or indirect displacement of any residents or businesses at the project site. Additional jobs for teachers and support staff would be created as a result of the new schools. Further, the proposed project is not a commercial project and would not affect the conditions of any existing specific industry. Therefore, there is no potential for the proposed project to result in significant adverse impacts related to socioeconomic conditions, and no further analysis is warranted.

Chapter 4: Community Facilities and Services

According to the *CEQR Technical Manual,* "…community facilities are public or publicly funded schools, libraries, child care centers, health care facilities and fire and police protection." The *CEQR Technical Manual* calls for analysis of impacts on community facilities where there are direct effects (a physical alteration or displacement) or indirect effects (addition to population of an area and a concomitant increase in demand for community services). The proposed project would not directly displace a community facility, or introduce new residential population, or otherwise increase demand on facilities; therefore, no direct or indirect effects to community facilities are expected and a detailed analysis is not required. The proposed project would rely on municipal police and fire protection services.

A. Existing Conditions

Police Services. Police protection is provided by the City of New York Police Department (NYPD) 122nd Police Precinct, which has jurisdiction over the project site. Its headquarters are located at 2320 Hylan Boulevard, approximately 3.8 miles southwest of the site.

Fire Services. Fire protection services are provided by the City of New York Fire Department (FDNY). The facility closest to the project site that would serve the proposed school is Engine Company 161 Ladder 81 at 278 McClean Avenue, located approximately 0.5 miles southwest of the project site.

B. The Future Without the Project

Police Services. There would be no significant change in the demand for service or in the provision of service to the area.

Fire Services. There would be no significant change in the demand for service or in the provision of service to community residents.

C. Potential Effects of the Proposed Project

The proposed actions would create two new school facilities including a PS/IS and a shared facility for two IS/HS; and an athletic field with a 700-seat bleacher section, a maintenance building, an internal driveway network, and a parking lot on the site of the former St. John Villa Campus. The new schools would serve approximately 764~~736~~ PS/IS students and approximately 1,350 ~~1,254~~ IS/HS students. The proposed PS/IS would serve students in grade levels pre-kindergarten through eight throughout New York City. The proposed IS/HS would serve students in grade levels six through twelve in the Borough of Staten Island. Both the PS/IS and IS/HS would also serve special education students enrolled in a District 75 program in the Borough of Staten Island. ~~in CSD No. 31 and the borough of Staten Island as a whole.~~ The project would not introduce new residents to the area, thereby creating minimal new demand for community facilities and services.

Police Protection. The proposed project would not have a significant impact on police protection services in the community.

Fire Protection. The proposed project would be constructed to meet all existing fire code regulations and would not adversely impact the FDNY's ability to provide fire protection to its service area.

Moreover, the proposed project would introduce needed community resources to serve area residents and expand public school capacity in ~~CSD No. 31 and~~ the Borough of Staten Island and thereby New York City as a whole. The proposed project ~~nor would it~~ would not alter the service area ~~of the No. 31 or~~ for high school students in the Borough of Staten Island and would expand access to New York City's Gifted and Talented program. Therefore, no significant adverse impacts to community facilities and services would occur as a result of the proposed project, and no further analysis is warranted.

Chapter 5: Open Space

The *CEQR Technical Manual* calls for analysis of open space impacts if there could be direct effects on an open space (physical loss of public open space by encroachment or displacement) or indirect impacts (increase in demand through the addition of 200 residents or more, or 500 employees or more). As the proposed project would not directly eliminate or alter open space or increase the utilization of neighborhood open spaces (e.g., as through the addition of 200 or more residents or 500 or more employees), a detailed open space analysis is not required.

A. Existing Conditions

The project site and 400-ft study area do not contain any publicly accessible open space. Outside of the study area, publicly accessible open spaces include Angel Circle, approximately 900 feet west of the project site; Staats Circle, approximately 1,190 feet southwest of the project site; and Arrochar Playground, approximately 1,375 feet southwest of the project site.

B. The Future Without the Project

In the absence of the proposed project, no significant change is expected regarding open space resources within the study area.

C. Potential Effects of the Proposed Project

The construction of the proposed project would not result in any direct impacts on open space, as no publicly accessible open spaces are located on or near the project site. Nor would the proposed project result in any indirect impacts to open space resources, as the need for physical education generated by the proposed project would be met within the project site itself, with the provision of an approximately 84,000-sf athletic field, an approximately 16,000~~5,600~~-sf play yard consisting of a general playground and an early childhood center playground, and a competition gymnasium. Therefore, the open space needs of the students and staff associated with the proposed school facilities would be met on site, and the new school facilities would not result in any significant adverse impacts to open space resources, and no further analysis is warranted.

Chapter 6: Shadows

This section discusses the potential impacts of the proposed project with regard to shadows. Per the guidance of the *CEQR Technical Manual*, a shadow is defined as "…the condition that results when a building or other built structure blocks the sunlight that would otherwise directly reach a certain area, space or feature." The *CEQR Technical Manual* further elaborates that a shadow assessment is appropriate if a project would either: "(a) result in new structures (or additions to existing structures including the addition of rooftop mechanical equipment) of 50 feet or more; or (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. However, where a project's incremental height increase is ten feet or less between the No-Action and With-Action conditions and it is located adjacent to, or across the street from, a sunlight-sensitive open space resource, which is not a designated New York City Landmark or listed on the State/National Registers of Historic Places or eligible for these programs, the lead agency may determine, in consultation with the New York City Department of Parks and Recreation (NYC Parks), whether a shadow assessment is appropriate."

As the proposed project would result in new structures greater than 50 feet in height, a shadow assessment is appropriate. Per the *CEQR Technical Manual* an appropriate study area for a shadow screening is the area surrounding the project site within a radius defined as 4.3 times the height of the proposed project. The proposed project would include a proposed PS/IS building, a proposed shared facility for two IS/HS, and a proposed maintenance building. The tallest of these structures would be approximately 107-feet-tall, including rooftop mechanical equipment, and therefore, the study area radius would be approximately 460 feet around the project site.

A. Existing Conditions

The project site comprises approximately 8.49 acres across two tax lots, Block 3087, Lot 1 and Block 3089, Lot 59, on either side of Cleveland Place in Staten Island Community District 2 on the former St. John Villa Campus. As described in Chapter 1, "Project Description," the project site itself is a State/National Register of Historic Places (S/NRHP)-eligible resource, containing several buildings (the Villa, the Former Elementary School, the Chapel Building, the Former Annex, the Garage, the Former High School and Addition, the Former Pre-K Center, and Gymnasium), landscaped areas, and driveways and parking areas. Existing sunlight-sensitive elements include the existing buildings and landscaping features on the project site. Because the proposed project would entail the demolition of all buildings except for the Chapel Building, as well as the regrading of existing landscaped areas, this chapter only details the sunlight sensitive features of the Chapel Building.

Located in the central portion of the lot, the Chapel Building was constructed in 1938. It is a four-story brick building with cast stone trim in the Collegiate Gothic Style, which was commonly used for schools and college buildings from the early 1900s through the 1920s. The building contains an arcade balcony with arched windows that once contained stained glass (all stained glass was removed prior to acquisition of the project site by the SCA). The arcade balcony meets the *CEQR Technical Manual* definition of a sunlight-sensitive architectural feature. In existing conditions, shadows from the nearby Villa, Former Elementary School, and mature trees cast shadows onto the Chapel Building to varying degrees throughout the course of the day and year.

Other than the architectural resources present on the project site, no other sunlight-sensitive resource is located within 460 feet of the project site.

B. The Future Without the Proposed Project

If the proposed project is not constructed, the shadows from the existing buildings on the project site would remain unchanged. No potential historic resources are slated for designation near the project site, and no new publicly accessible open space is planned to be developed near the project site by 2030, and so conditions as they relate to shadows would remain unchanged. As described in Chapter 2, "Land Use, Zoning, and Public Policy" no new developments would be completed within the study area by the 2030 build year.

C. Potential Effects of the Proposed Project

Tier 1 & Tier 2 Screenings

A Tier 1 Screening is performed to assess whether any potentially sunlight-sensitive resources exist within the area of maximum shadow for a proposed project. A Tier 2 Screening refines the Tier 1 Screening to account for the path that the sun travels across the sky in the northern hemisphere; no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north (see Figure 6-1, "Tier 1 and Tier 2 Shadow Screenings").

The tallest building proposed as part of the project would have an estimated height of approximately 90~~107~~ feet, including rooftop mechanical equipment. The maximum shadow of the proposed project would extend approximately 387~~460~~ feet. As previously described, the project site itself is a S/NRHP-eligible resource, containing several buildings (the Villa, the Former Elementary School, the Chapel Building, the Former Annex, the Garage, the Former High School and Addition, the Former Pre-K Center, and Gymnasium), landscaped areas, and driveways and parking areas. The proposed actions entail demolition of the existing Villa, Former Elementary School, Former Annex, Garage, Former High School and Addition, Former Pre-K Center, and the parking lot on Block 3089, Lot 59. Additionally, because of existing topographic conditions, extensive regrading of the site is anticipated, so the landscaping features would be replaced with new features as part of the proposed project. Therefore, in the future with the proposed project, only the existing S/NRHP-eligible Chapel Building located on the central portion of Block 3087, Lot 1 would be preserved. No other sunlight-sensitive resource is located within 460 feet of the project site.

Given the Chapel Building's proximity to proposed school facilities, a detailed analysis is appropriate and will be provided in the future Targeted Environmental Impact Statement (EIS).

Source: NYC Department of City Planning MapPLUTO 23v3.1; STV Incorporated 2024.

Proposed Redevelopment of the former St. John Villa Campus
57 Cleveland Place, Staten Island

Figure 6-1

TIER 1 & TIER 2 SHADOW SCREENING

Chapter 7: Historic and Cultural Resources

This section considers the potential impact of the construction of the proposed project on archaeological and historic resources on or near the project site. For archaeological resources, the *CEQR Technical Manual* recommends a detailed evaluation if there would be in-ground disturbance of an area not previously excavated. For historic resources, the *CEQR Technical Manual* recommends a detailed assessment if a proposed action would result in an adverse effect on historic buildings, structures, objects, sites, or districts.

A. Existing Conditions

ARCHAEOLOGICAL RESOURCES

The project site is located within an archaeological buffer zone. As such, a Phase 1A Archaeological Report will need to be prepared and consultation with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) will need to be undertaken. The Phase 1A Archaeological Report will assess the project site for any potential archaeological sensitivities, and if determined necessary, recommend the preparation of a Phase 1B Archaeological Investigation. The determination of the Phase 1A Archaeological Report and OPRHP consultation will be disclosed in the future Targeted EIS for the proposed project.

HISTORIC RESOURCES

The proposed actions entail the demolition of several S/NRHP-eligible buildings (the Villa, the Former Elementary School, the Former Annex, the Garage, the Former High School and Addition, the Former Pre-K Center, and Gymnasium) on the S/NRHP-eligible former St. John Villa Campus. As part of the design process, the SCA consulted with OPRHP. As a result of this consultation, the SCA and OPRHP signed a letter of resolution (LOR) regarding the demolition of structures on the S/NRHP-eligible site (see Appendix A).

As part of the LOR, OPRHP recognizes that:

- The oldest buildings on the project site, the Villa and the Former Elementary School, have undergone several modifications to their original design affecting their architectural style and significance;
- The access to and entrances of existing buildings do not meet current standards for accessibility and negatively impact safe access to and circulation around the project site;
- The existing buildings do not meet current building and safety codes requirements for egress and accessibility and require significant alterations to provide the required number and width of exits, and required elevators thereby reducing the available area for educational spaces;
- The existing buildings' structural systems cannot be adapted into contemporary instructional spaces because the existing building widths and column grids cannot accommodate and are not compatible with SCA standards for classrooms;
- Several of the existing buildings exhibit compromised structural systems including cracked exterior facades and foundation walls, and a portion of the Former Annex's first has collapsed and is currently supported by temporary shoring;

- The existing buildings exhibit water infiltration from cracked and detached face brick facades, deteriorating brick facing, and corroded windows; and

- Staten Island has a demonstrated need for new educational facilities that the proposed project would provide with few alternative sites for an academic campus.

As part of the LOR, SCA has agreed to:

- Preserve the Chapel Building in consultation with OPRHP;

- Preserve or reconstruct the existing stone wall, iron fencing, and gates located at a portion of the site's perimeter depending on condition;

- Continue to consult with OPRHP on the designs of new buildings and site work so that the proposed project will aim to reflect existing visual cues, massing, and scale of the historic buildings currently existing on the project site;

- Compile photo documentation of the Villa, Former Elementary School, Former High School and Addition, Former Pre-K-Center, Former Annex, and Garage;

- Provide drawings of the existing buildings for archive in an electronic database; and

- Install interpretive panels in the Chapel Building that may include photos of the existing, former St. John Villa Campus.

Therefore, while the proposed project would result in the demolition of several S/NRHP-eligible structures and the alteration of the S/NRHP-eligible former St. John Villa Campus, with the LOR in place, the proposed project would proceed in coordination with OPRHP and would maintain key historic elements on the project site, while allowing for the development of modern educational facilities that meet current building codes and standards. Given these considerations, the proposed project would not result in any significant adverse impact to historic resources. However, the future Targeted EIS will reassess these conclusions and disclose any significant coordination efforts between the SCA and OPRHP.

Chapter 8: Urban Design and Visual Resources

Urban design is the physical appearance of the neighborhood, including building bulk, use, and type; building arrangement; block form and street pattern; street hierarchy; streetscape elements; and natural features. Visual resources are the unique or important public view corridors or vistas, or the natural or built features of the area. The assessment of urban design is concerned with the potential changes to the pedestrian experience that may result from a proposed action. The *CEQR Technical Manual* recommends a preliminary assessment to determine whether physical changes proposed by the project could rise to the level of potential significant adverse impact. A detailed assessment of urban design and visual resources may be appropriate when a project would have substantially different bulk or setbacks than exist in an area, and when substantial new, above-ground construction would occur in an area that has important views, natural resources, or landmark criteria.

A. Existing Conditions

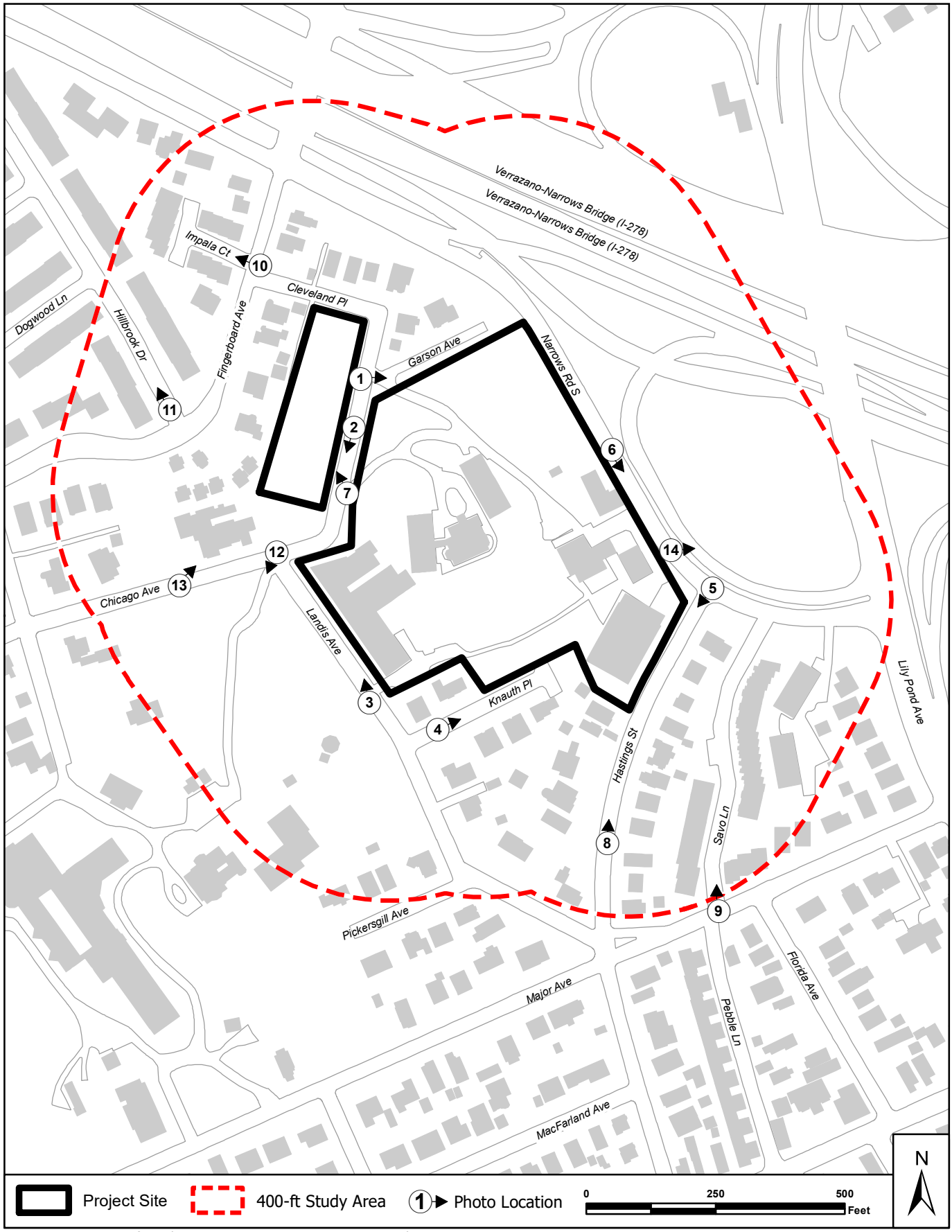
As described in Chapter 2, "Land Use, Zoning and Public Policy," the project site is located in the Arrochar neighborhood of Staten Island and is surrounded by low-scale residential uses consisting primarily of detached houses. Photographs of the project site, and of streetscapes throughout the study area, are provided to illustrate the urban design characteristics of the project site and surrounding neighborhood. The location from which each photograph was taken is identified on Figure 8-1, "Photograph Location Key."

PROJECT SITE

The project site comprises approximately 8.49 acres (370,029 sf) across two tax lots, Block 3087, Lot 1 and Block 3089, Lot 59, on either side of Cleveland Place, on the former St. John Villa Campus. While elements of the campus (ex. buildings, landscaped features, and driveways) are partially visible from the surrounding streetscapes, many elements of the interior of the campus are obscured from the surrounding area due to trees and topography. Further, the interior of the campus is publicly inaccessible, which limits the interaction of the pedestrian with some of the campus' elements. However, the academic campus environment, along with its landscaped setting is a defining feature of the neighborhood in which it is located.

Block 3087, Lot 1

Block 3087, Lot 1 is an approximately 7.5-acre (326,927-sf) irregularly shaped lot that comprises the vast majority of Block 3087. This portion of the project site has approximately 325 feet of frontage on Garson Avenue (see Photo 8-1), approximately 400 feet of frontage on Cleveland Place (see Photo 8-2), approximately 315 feet of frontage on Landis Avenue (see Photo 8-3), approximately 135 feet of frontage on Knauth Place (see Photo 8-4), approximately 235 feet of frontage on Hastings Street (see Photo 8-5), and approximately 625 feet of frontage on Narrows Road South (see Photo 8-6). Stone walls and hedges surround the perimeter of this lot, on which the majority of the existing elements (buildings, driveways, and landscaped features) of the former St. John Villa Campus are located.



Source: NYC Department of City Planning MapPLUTO 2023 v3.1; STV Incorporated, 2024.

Figure 8-1

Proposed Redevelopment of the former St. John Villa Campus
57 Cleveland Place, Staten Island

PHOTO LOCATION KEY

Photo 8-1: View of the project site from the intersection of Garson Avenue and Cleveland Place, looking east. The gated entrance to the former St. John Villa Campus is visible on the right.

Photo 8-2: View of the project site looking south along Cleveland Place. Stone walls can be seen on the project site's perimeter. The Chapel Building and Former High School and Addition are visible behind stone walls and chain link fencing on the project site's perimeter.

Photo 8-3: View of the project site looking northwest along Landis Avenue. The Former High School and Addition is visible behind chain-link fencing on the right.

Photo 8-4: View facing northeast along Knauth Place towards the project site. On either side of the street are single-family residences and in the distance the Gymnasium on the project site is visible.

Photo 8-5: View facing southeast along Hastings Street from Narrows Road South. The Gymnasium on the project site is visible on the right.

Photo 8-6: View facing southwest along Narrows Road South. The rear of the Former Pre-K Center is visible behind fencing on the right.

The eight buildings on Block 3097, Lot 1 are:

- Villa: Located in the central portion of the lot, the Villa was originally constructed in 1847 as a private residence and was later modified to serve as a convent for the religious sisters who operated the former St. John Villa Academy. The building is a two-story with cellar, gothic revival structure. Since its construction, the building has been subject to substantial alterations. Due to its interior location, the site's topography, and tree coverage, the Villa is not visible from the surrounding streets.
- Former Elementary School: Located in the north-central portion of the lot, the Former Elementary School was constructed in 1931. It is a three-story brick building with cast stone trim in the Collegiate Gothic Style, which was commonly used for schools and college buildings from the early 1900s through the 1920s. A distant, obscured view of the Former Elementary School is afforded on Cleveland Place.
- Chapel Building: Located in the central portion of the lot, the Chapel Building was constructed in 1938. It is a four-story brick building with cast stone trim in the Collegiate Gothic Style, which was commonly used for schools and college buildings from the early 1900s through the 1920s. Views of the Chapel Building are afforded to pedestrians along Cleveland Place.
- Former Annex: Located in the eastern portion of the lot, the one- to two-story, brick Former Annex was constructed in 1943. The rear of the Former Annex is visible behind chain-link fencing topped with barbed wire from Narrows Road South.
- Garage: Located in the eastern portion of the lot, the one-story, concrete Garage was constructed at some point between 1945 and 1957. The rear of the Garage is visible behind chain-link fencing topped with barbed wire from Narrows Road South.
- Former High School and Addition: Located in the western portion of the lot, the original two-story brick High School building was constructed in 1957. A two- to three-story Addition was added to the northern end of the Former High School in 2006. The Former High School and Addition are visible from Cleveland Place/Chicago Avenue and Landis Avenue.
- Former Pre-K Center: Located on the eastern portion of the project site, the one-to two-story, brick Former Pre-K Center was constructed in 1960. Outside the building is a former play area. The rear of the Former Pre-K Center is visible behind chain-link fencing topped with barbed wire from Narrows Road South.
- Gymnasium: The one-story, brick Gymnasium is located on the southeastern corner of the lot. The Gymnasium is visible from Hastings Street, Narrows Road South, and Knauth Place.

Other features on Block 3097, Lot 1 include landscape features, stone-perimeter fencing, as well as driveways and parking areas. Notable landscaped areas are located throughout this lot and include maintained lawns with planting beds, shrubbery, and mature trees as well as a tree-covered area at the lot's northeastern corner. Among the landscaped features are steps, paths, a grotto, and shrines; however, all statues within the grotto and shrines were removed prior to SCA's acquisition of the project site. While many landscaping features are not visible from the surrounding streetscapes, the mature trees and lawns that are visible from all of the surrounding streets are defining features of the site. Stone perimeter fencing is present along Cleveland Place. An internal driveway network traverses the former St. John Villa campus, providing access to the former St. John Villa Campus buildings as well as several parking areas. Two curb cuts along Cleveland Place that lead to a wrought-iron gate and one curb cut along Hastings Street that leads to a chain-link gate allow for entrance to the internal driveway network.

Block 3089, Lot 59

Block 3089, Lot 59 is an approximately 0.99-acre (43,102-sf) rectangular lot located at the northeastern corner of Block 3089. This portion of the project site has approximately 475 feet of frontage on Cleveland Place (see Photo 8-7). The lot was formerly used as a parking lot for the former St. John Villa Academy. The asphalt-paved parking lot consists of two distinct sections. The southern half is at a higher elevation than the northern half and is bordered by a stone fence topped with chain-link fencing along Cleveland Place. The northern half is at a lower elevation and is bordered by chain-link fencing along Cleveland Place. The parking lot is visible from Cleveland Place and portions of Garson Avenue.

Photo 8-7: View facing west from Cleveland Place towards Block 3089, Lot 59, a portion of the project site occupied by a former parking lot.

STUDY AREA

Building bulk, use, and type. The study area is located in a low-density residential neighborhood, primarily occupied by two-story, single-family homes and institutional uses. Detached, two-story, single-family homes set back with front yards and driveways are present along Cleveland Place/Chicago Avenue, Garson Avenue, Fingerboard Avenue, Landis Avenue, Knauth Place, and Hastings Street (see Photo 8-8). Attached, two- to three-story, single-family homes are present along Savo Lane (see Photo 8-9) and Impala Court (see Photo 8-10). A two- to three-story multi-family residential complex is located along Hillbrook Drive in the northwestern portion of the study area (see Photo 8-11).

Photo 8-8: View facing north along Hastings Avenue, showing single-family, detached residence that typify those found throughout the study area. The Gymnasium on the project site is visible in the distance.

Photo 8-9: View facing north towards Savo Lane from Major Avenue, showing attached, two- to three-story, single-family residences.

Photo 8-10: View facing west towards Impala Court from Fingerboard Avenue, showing attached, two- to three-story, single-family residences.

Photo 8-11: View facing northwest along Hillbrook Drive, showing the two- to three-story multi-family residential complex located in the northwestern portion of the study area.

St. Joseph Hill Academy is another academic campus located west of the project site, across Landis Avenue. The portion of the campus within the study area is surrounded by chain-link fencing and a gated driveway entrance at the corner of Landis Avenue and Chicago Avenue. This portion of the campus contains lawn spaces, mature trees, a gazebo, a driveway, and parking lot. Due to the topography and landscaping of the site views into the site's interior are generally limited to the perimeter lawn areas and mature trees along Landis Avenue and Chicago Avenue (see Photo 8-12).

Geller House, a short-term residential rapid intervention center that provides assessment, treatment, and aftercare planning for adolescents, ages 11 to 16, is located along Chicago Avenue near its intersection with Landis Avenue. It is a three-story brick building with a small, landscaped front yard and a larger side and rear yard. The property contains a basketball court that is visible from the street along Chicago Avenue, lawns, mature trees, and parking areas (see Photo 8-13).

Photo 8-12: View facing southwest from the intersection of Chicago Avenue and Landis Avenue toward an entrance gate to the St. Joseph Hill Academy.

Photo 8-13: View facing northeast along Chicago Avenue toward the three-story, brick Geller House.

Building arrangement. Residential buildings are primarily arranged in a suburban manner, characterized by detached houses with front yards and driveways. However, attached, single-family homes along Savo Lane are arranged on smaller lots with front driveways and no front yards. Attached, single-family homes along Impala Court are built to the lot -line with minimal setback, not allowing for either driveways or front yards. The multi-family development along Hillbrook Drive is arranged with small setbacks, allowing for front driveways and small landscaped areas.

The portion of St. Joseph Hill Academy located within the study area does not contain any buildings; St. Joseph Hill Academy buildings are located immediately west of the study area and are arranged in a campus-like manner. Geller House fronts Chicago Avenue with a small setback and side and rear yards. The overall suburban and campus-like arrangement of buildings in the study area reinforces a low-density residential neighborhood character.

Street hierarchy, block form, and street pattern. The study area contains irregular block patterns, typical of suburban and campus development. West of Narrows Road South, the study area contains local, residential streets, such as Landis Avenue (60-feet-wide), Hastings Street (50-feet-wide), Savo Lane, Chicago Avenue/Cleveland Place (50-feet-wide), Fingerboard Avenue (70-feet-wide). Smaller residential access roads, such as Savo Lane and Hillbrook Drive are also present, as are three dead end streets, Knauth Place, Garson Avenue, and Impala Court. Narrows Road South is a three-lane, one-way collector street that carries regional traffic to I-278 towards the Verrazano-Narrows Bridge. A portion of a partial cloverleaf interchange associated with the expressway is present in the northeast portion of the study area.

Streetscape elements. Sidewalks in the study area are narrow and are generally well maintained. Most streets have sidewalks on both sides of the street; however, portions of Cleveland Place/Chicago Avenue and Narrows Road South have sidewalks on one side of the street, and Garson Avenue and Knauth Place have no sidewalk on either side of the street. Street trees and shrubs are planted consistently throughout

the study area west of Narrows Road South. Along Narrows Road south and I-278 and its entrance and exit ramps, there are no street trees. Street lighting fixtures throughout the study area are utilitarian and do not promote any unique or meaningful design statement. Curbside parking is available along Landis Avenue, Chicago Avenue/Cleveland Place, Knauth Place, Hastings Street, Narrows Road South, Hillbrook Drive, and Impala Court.

Visual Resources. The project site comprises the S/NRHP-eligible former St. John Villa Campus, a visual resource. While portions of the interior of the S/NRHP-eligible former St. John Villa Campus are not visible from the surrounding streets due to landscaping and topography, buildings such as the Chapel Building and Former High School and Addition feature prominently along Cleveland Place/Chicago Avenue and Landis Avenue. The landscaped grounds that are visible from the surrounding streets also add to the nature of this visual resource in the study area.

Additionally, the eastern portion of the study area, along Narrows Road South and portions of Hastings Street affords distinctive views of the Verrazano-Narrows Bridge, a S/NRHP-eligible resource (see Photo 8-14).

No distinctive natural areas are located within or visible from the study area.

Photo 8-14: View facing east from Narrows Road South, adjacent to the project site, toward a view of the Verrazano-Narrows Bridge.

B. The Future Without the Project

If the proposed project is not undertaken, then it is expected that the project site would resemble existing conditions, with the buildings on the project site remaining vacant. As described in Chapter 2, "Land Use, Zoning, and Public Policy," no other developments are anticipated for the study area by the 2030 build year, and urban design and general visual quality are expected to resemble existing conditions. Therefore, future conditions without the project would resemble existing conditions.

C. Potential Effects of the Proposed Project

Building bulk, use, and type. The proposed actions would entail the demolition of all buildings on the project site with the exception of the Chapel Building. In place of the demolished buildings, the following buildings would be constructed: an approximately 90-foot-tall (with rooftop mechanical equipment) PS/IS ~~elementary school~~ would be built along Landis Avenue; an approximately 90-foot-tall shared facility for two IS/HS would be constructed at the northeastern corner of the project site near Garson Avenue; and a one-story maintenance building would be constructed on the southeastern portion of the project site near Hastings Street.

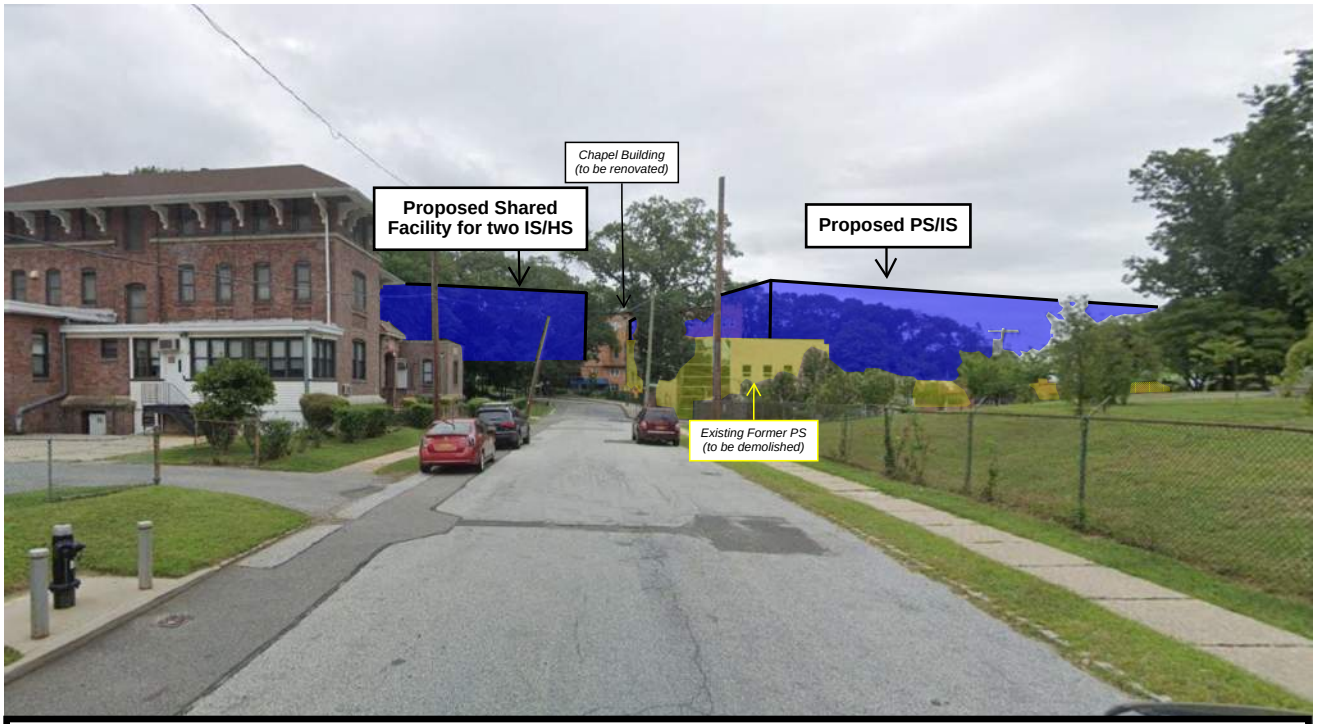
The proposed PS/IS facility would be constructed in approximately the same location as the existing 50- to 95-foot-tall, Former High School and Addition. This change would not represent a significant change in the amount or placement of building bulk on the project site.

The shared ~~IS/HS~~ facility for two IS/HS would be constructed in a portion of the project site partially occupied by a wooded area, partially by the play area for the Former Pre-K Center, and partially by the 70~~200~~-foot-tall, Former Elementary School. As such, the shared ~~IS/HS~~ facility for two IS/HS would not represent a significant increase in ~~new~~ height on the project site ~~but would rather be a reduction in height~~ from the existing Former Elementary School and the additional massing would be somewhat mitigated by the building's setback from Garson Avenue and Narrows Road South. ~~While the overall square footage would be greater with the proposed shared IS/HS facility than what is currently present on the project site, the site plan affords a vegetative buffer between the shared IS/HS facility and Garson Avenue and a setback from Narrows Road South.~~ Given these considerations, the shared ~~IS/HS~~ facility for two IS/HS would not significantly alter the perception of massing on the project site from the surrounding neighborhood.

The one-story maintenance facility would be negligible in its massing, and as such, would not change the perception of massing on the project site from the surrounding neighborhood.

The proposed project would restore the project site's former use as an academic campus. In the future with the proposed project, the former St. John Villa Campus would be redeveloped to meet the requirements and demands of a modern educational facility. Therefore, the proposed project would restore the project site to its former use as an academic campus and would not represent a major shift in use or type. In summary, the proposed project would not result in any significant adverse change to building bulk, use, or type.

Building arrangement. While the proposed project would redevelop the project site, demolishing existing structures and constructing new school facilities, the arrangement of buildings would not represent significant adverse changes to the project site. All of the existing structures except for the Chapel Building would be demolished. The proposed PS/IS facility would be constructed in approximately the same location as the Former High School and Addition along Landis Avenue, thereby maintaining the active streetscape on this portion of the project site. The proposed shared ~~IS/HS~~ facility for two IS/HS would be arranged in the northeastern corner of the project site. ~~As previously discussed, the site plan affords a vegetative buffer between the shared IS/HS facility and Garson Avenue and a setback from Narrows Road South.~~ As previously discussed, the site plan provides for a setback from Garson Avenue and Narrows Road South. This arrangement of buildings would maintain the existing street connections with Landis Avenue, as well as the overall academic campus pattern of the former St. John Villa Campus (see Figure 8-2, "Conceptual Massing Diagrams"). As such, building arrangement would be considerate of the surrounding neighborhood context and re-establish an active academic campus setting on the project site.



View facing northeast along Chicago Avenue toward the project site, showing the location of the proposed PS/IS facility and the proposed shared facility for two IS/HS. The existing former PS, which would be demolished in the future with the proposed project, is highlighted in yellow.

View facing east along Cleveland Place toward the project site, showing a portion of the proposed shared facility for two IS/HS. The proposed PS/IS facility is not visible from this perspective.

Scale: NTS
Source: NYCSCA; STV Incorporated, 2024.

Figure 8-2

Proposed Redevelopment of the former St. John Villa Campus□ 57 Cleveland Place, Staten Island

MASSING DIAGRAMS

Street hierarchy, block form, and street pattern. The proposed project would not alter the arrangement or configuration of blocks or surrounding streets. The proposed project would introduce a new curb cut to Narrows Road South to allow for access to the northern portion of the project site. This change would not alter the overall hierarchy of streets and would generally be consistent with the surrounding street pattern. Otherwise, the redeveloped driveway network internal to the project site would maintain existing curb cuts to the surrounding neighborhood streets. As such, the proposed project would not represent a notable departure from the existing street hierarchy, block form, or street pattern.

Streetscape elements. Existing street trees along adjacent to the campus would be retained and protected during construction; if they must be removed, they would be replaced with new street trees. The sidewalks contiguous to the project site would be replaced and/or repaired, as appropriate, as part of the proposed project.

Visual Resources. The proposed actions entail the demolition of several S/NRHP-eligible buildings (the Villa, the Former Elementary School, the Former Annex, the Garage, the Former High School and Addition, the Former Pre-K Center, and Gymnasium) on the S/NRHP-eligible former St. John Villa Campus, a notable visual resource in the study area. As described in Chapter 7, "Historic and Cultural Resources," the SCA and OPRHP signed a LOR regarding the demolition of structures on the S/NRHP-eligible site. As part of that agreement, the SCA has agreed to renovate and maintain the S/NRHP-eligible Chapel Building, as well as to maintain or reconstruct the existing stone wall, iron fencing, and gates located at a portion of the project site's perimeter. This resolution allows for both the redevelopment of the project site to meet the needs of the proposed project and the maintenance of key historic elements of the project site that are most visible from the surrounding streetscapes. Therefore, while the proposed project would alter an existing visual resource, the prominent Chapel Building will be maintained, as will perimeter historic features (stone walls, iron fencing, and gates). Given these considerations, the redevelopment of the former St. John Villa Campus would not result in significant adverse impact to visual resources.

Views of the Verrazano-Narrows Bridge from Narrows Road South and Hastings Street would be unaffected by the proposed project. The views from Narrows Road South are to the west, facing away from the project site. Further, there would be no significant massing of buildings near Hastings Street with the proposed project, and therefore, no obstruction of views.

In summary the proposed project would not result in any significant adverse impacts to visual resources.

Chapter 9: Natural Resources

A natural resources assessment considers species in the context of the surrounding environment, habitat, or ecosystem, and examines a project's potential to impact those resources. The *CEQR Technical Manual* recommends that an assessment may be appropriate if a natural resource is present on or near the project site and the project causes disturbance of that resource.

A. Existing Conditions

No significant natural resources exist on the project site or within the surrounding area. The project site is in a fully developed urbanized area and is not close to any significant terrestrial or aquatic resources, and there are no visible wetlands, water bodies, or streams on or near the site. Therefore, terrestrial and aquatic resources do not represent environmental concerns for the project.

Flood potential is evaluated by the Federal Emergency Management Agency (FEMA), which delineates the floodplain for 100- and 500-year flood events. According to information obtained through the online FEMA Map Services Center,[8] the project site is not in a 100- or 500-year flood zone. Therefore, flood potential does not represent an environmental concern for the project site.

Further, a review of the online Environmental Resources Mapper[9] for the New York State Department of Environmental Conservation (NYSDEC), New York Natural Heritage Program, on April 24, ~~February 15,~~ 2024, identified no known occurrences of rare or state-listed animals or plants, significant natural communities, or other significant habitats on or in the immediate vicinity of the project site.

B. The Future Without the Project

Without the proposed project, the project site would remain occupied by the existing vacant educational facilities, surrounded by the fully developed suburban neighborhood of Arrochar. No new developments are expected to be completed in the study area by the 2030 build year. Therefore, it is expected that the project site and vicinity will remain without significant natural resources or habitat and, as in existing conditions, flood potential will not represent an environmental concern for the project site. In the future without the proposed project, the project site and surrounding area will resemble existing conditions with regard to natural resources.

C. Potential Effects of the Proposed Project

The project site is part of a well-developed urban area, and there are no known natural resources (e.g., terrestrial ecological features, wetlands, water bodies, streams, or special flood hazard area) on or adjacent to the project site. The proposed project would not result in any significant adverse impact related to terrestrial resources, aquatic resources, or flooding, and so there is no potential for adverse impacts related to natural resources, and no further analysis is warranted.

[8] www.msc.fema.gov
[9] http://www.dec.ny.gov/animals/38801.html

Chapter 10: Hazardous Materials

A. Introduction

A Phase I Environmental Site Assessment (ESA) of the Site was completed on behalf of the SCA in June 2017. The main objective of the Phase I ESA was to identify the presence or likely presence, use, or release of hazardous substances or petroleum products, which are defined in ASTM International (ASTM) Standard Practice E1527-21 as recognized environmental conditions (RECs). In addition, other environmental issues or concerns such as radon, methane, asbestos-containing material (ACM), lead-based paint (LBP), polychlorinated biphenyl (PCB)-containing equipment, chemical storage, regulatory compliance issues, dry cleaner and other industrial emissions, mold, biological agents, and electromagnetic fields were evaluated. The Phase I ESA included a site inspection, a review of the existing data on geology and hydrology of the area, interviews, and a review of historical maps, federal, state, and local agency records, and other documents to assess past and current uses of the project site and adjacent areas.

The Phase I ESA identified on-site RECs associated with the potential presence of historical fill of unknown origin and/or buried debris/abandoned tanks, and three in-service fuel oil underground storage tanks (USTs) with associated closed-status spill listings and a tightness test failure. Off-site RECs included potential contamination from historic railroad tracks east of the project site, a nearby petroleum bulk storage facility, and a monitoring well noted on the public sidewalk between the two project site lots. The Phase I ESA Report also identified environmental concerns associated with suspect asbestos containing material (ACM), lead based paint (LBP), and polychlorinated biphenyl (PCB)-containing equipment and materials associated with the building and buried structures, potential mold growth due to observed water damage, and a 55-gallon drum with unknown contents.

To better understand the degree to which these environmental conditions may have impacted the project site, a Phase II Environmental Site Investigation (ESI) was completed in December 2017 (see Appendix B).

B. Existing Conditions

The project site consists of two lots comprising approximately 370,029 sf. Block 3087, Lot 1 is an approximately 326,927-sf lot improved with eight buildings associated with the former St. John Villa Campus including a three-story Former Elementary School with a partial cellar, a two-story convent (“Villa”) with a cellar, a four-story Chapel Building with a cellar, a two- to three-story Former High School and Addition, a one- to two-story Gymnasium, a two-story Former Annex, a one-story child development center, and a one-story Garage. Block 3089, Lot 59 is an approximately 43,102-sf asphalt-paved parking lot. The project site also contains additional parking areas, driveways, concrete paved pathways, landscaped areas, a wooded area, and a swimming pool with a pool shed. The project site is currently vacant. Historically, the project site was used as a school, a convent, and a boarding house. The surrounding area contains primarily residential, institutional, and commercial uses.

The project site is bounded to the north by Garson Avenue, followed by residences; to the east by Narrows Road South, followed by I-278; to the southeast by Hastings Street, followed by residences; to the south by Knauth Place, followed by residences; to the west by Landis Avenue followed by St. Joseph Hill Academy and Retreat Center; and to the northwest by Cleveland Alley, followed by residences.

Based on the findings of the Phase I ESA, a Phase II ESI was conducted at the project site that included a geophysical survey and collection and laboratory analysis of soil, groundwater, and sub-slab/soil vapor samples.

Subsurface soil generally consisted of a shallow layer of historic fill overlying apparent native sand, silt, gravel, and clay. Groundwater was encountered at 26.5 feet below ground surface (bgs) in one temporary well. Based on published information, the groundwater table in the project site vicinity is expected to be greater than 100 feet bgs, as such, the groundwater encountered during the Phase II ESI was assumed to be perched.

A review of the sub-slab/soil vapor sample analytical results identified two volatile organic compounds in sub-slab vapor at concentrations above the New York State Department of Health comparison criteria, which are attributed to an isolated condition below the Former Elementary School Building, possibly related to the historic use of solvents in boiler maintenance activities.

A review of soil sample analytical results indicated several semi-volatile organic compounds, metals, and pesticides were detected in soil at concentrations above their NYSDEC Soil Cleanup Objectives; these detections are attributed to background conditions and/or historic fill noted in the project site subsurface.

C. Future Without the Proposed Project

In the future without the proposed project, the project site is expected to remain in its current condition until the site is redeveloped.

D. Probably Impacts of the Proposed Project

The proposed project would not result in impacts from contaminated media and building materials. For the project site to be suitable for construction of a public-school facility, a soil vapor barrier would be incorporated into the design of all new buildings, including integration with any proposed damp-proofing or waterproofing components. The fuel oil storage tanks at the project site would be closed and removed in accordance with all federal, state, and local requirements. Material excavated from the project site would be characterized to identify material handling, reuse, and/or disposal requirements, and two feet of environmentally clean fill would be placed over all landscaped areas. Any dewatering required during construction would be performed in accordance with applicable local, state, and federal regulations and minimized to mitigate potential influx of contaminated water from off-site sources toward the project site. Suspect ACM, LBP, mold, and PCB-containing materials affected by project site development would be properly managed. Lastly, to minimize the potential for exposure of construction workers and the surrounding public, standard industry practices, including appropriate health and safety measures, would be utilized.

Chapter 11: Water and Sewer Infrastructure

The *CEQR Technical Manual* sets the following relevant criteria for the preparation of a detailed infrastructure assessment: if an action would have an exceptionally large water requirement (greater than 1 million gallons per day) or is located in a portion of the water supply distribution system known to have limited supply capacity, a detailed analysis is appropriate. For water usage, the proposed project would need to meet the *CEQR* criteria of demanding a very large quantity of water, which is not typical of school projects. Therefore, no detailed analysis of water supply is needed.

Stormwater management can be a concern if a project transmits new or increased levels of pollutants to the City's water bodies, such as may occur with industrial facilities, large impervious surfaces, or project activities or construction that would increase the potential for soil erosion and sedimentation. The *CEQR Technical Manual* lists industrial activities that may require assessment and indicates that clearing, grading, and excavation activities affecting an area of less than five acres (and not also part of a larger development plan) would not require a State Pollution Discharge Elimination System (SPDES) permit.

A. Existing Conditions

Publicly supplied infrastructure includes water, sewer, and solid waste management services. Privately supplied infrastructure includes electrical and gas service, as well as telephone service.

Water Supply. Water is supplied to the site from the Delaware and Catskill reservoir systems through New York City's municipal water distribution system, which has a cumulative storage capacity of 550 billion gallons. Within the City, a grid of underground distribution mains provides potable water for both process and sanitary requirements, and also supplies fresh water for the proposed school's fire sprinkler system. Water pressure throughout the City system is generally about 20 pounds per square inch (psi), which, according to the *CEQR Technical Manual*, is the minimum pressure acceptable for uninterrupted service.

The existing educational buildings on the project site are currently unoccupied; therefore, there is currently no on-site water usage.

Storm/Sanitary Sewers. The project site is located on the border of the Port Richmond and Oakwood Beach Wastewater Resource Recovery Facility (WRRF) drainage areas, which serve Staten Island. The Port Richmond WRRFs is permitted to treat a total of 60 million gallons per day (mgd), and the Oakwood Beach WRRF is permitted to treat a total of 40 million gpd. Effluent from these plants is regulated by the NYSDEC under SPDES.

Sanitary wastewater generated at the project site would be discharged to the New York City sewer system, which carries wastewater to the Port Richmond and Oakwood Beach WRRFs.

There is currently no sanitary wastewater generation at the project site since the on-site educational buildings are unoccupied.

B. The Future Without the Project

Without the proposed project, the existing vacant buildings on the project site would remain and, therefore, as in existing conditions, there would be no on-site water usage or wastewater generation at the project site.

C. Potential Effects of the Proposed Project

Water Supply. According to the *CEQR Technical Manual*, each occupied school seat is estimated to consume approximately 10 gallons per day (gpd) of water, and it is assumed that each staff member would also consume approximately 10 gpd. In addition, 0.17 gpd would be required per square foot of space for air conditioning in an educational facility. The proposed project would include approximately 2,114 ~~1,990~~ total seats and approximately 257 ~~244~~ faculty and staff and, thus, daily water usage would be approximately 21,140 ~~19,900~~ gpd for students and approximately 2,570 ~~2,440~~ gpd for staff, for a total of approximately 23,710 ~~22,340~~ gpd. The proposed project would contain approximately 307,761 ~~281,942~~ gsf of interior space that would need to be cooled and thus would consume an additional approximately 52,319 ~~47,930~~ gpd for air conditioning, for a total of approximately 76,029 ~~70,270~~ gpd during the cooling season. Municipal water supply would satisfy this demand, and so no significant adverse impacts to water supply would result with the proposed project.

Storm/Sanitary Sewers. The amount of sewage generated by the proposed project would be approximately 23,710 ~~22,340~~ gpd and would be minimal in comparison to the treatment permitted capacity of either the Port Richmond or Oakwood Beach WRRF, both of which are designed to serve portions of Staten Island that overlap with the project site.

However, the proposed project would introduce a net increase of more than 150,000 sf of community facility compared to No Action conditions, which is the threshold found in the *CEQR Technical Manual*; thus, a preliminary wastewater/stormwater analysis is required. This preliminary assessment will be provided in the future Targeted EIS.

Per Chapter 19 and Chapter 31 of the New York City Administrative Code, the New York City Department of Environmental Protection's lot size threshold for the construction/post-construction stormwater permitting program is 20,000 sf. As the proposed project would result in demolition and construction on an approximately 370,029-sf project site, the SCA would prepare a Stormwater Pollution Prevention Plan with NYSDEC and in consultation with NYCDEP. The SCA would prepare this documentation and follow all applicable regulations related to stormwater management.

In summary, the proposed project would not result in significant adverse impacts related to water supply but will require a preliminary assessment of wastewater/stormwater, which will be provided in the future Targeted EIS.

Chapter 12: Solid Waste and Sanitation Services

A solid waste assessment determines whether a proposed project would cause a substantial increase in solid waste production that would overburden available solid waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. According to the *CEQR Technical Manual*, if a project's generation of solid waste would not exceed 50 tons per week, it may be assumed that there would be sufficient public or private carting and transfer station capacity in the metropolitan area to absorb the increment, and further analysis generally would not be required. The *CEQR Technical Manual* recommends that the solid waste to be generated by a project be disclosed, using the citywide average rates for waste generation.

A. Existing Conditions

Solid waste collection and disposal is the responsibility of the New York City Department of Sanitation (DSNY) and private carters. DSNY is responsible for collecting and disposing of solid waste from public facilities and residences, while commercial entities must retain private carters. As the project site is currently occupied by vacant buildings associated with the former St. John Villa Academy, there is currently no solid waste generated on the project site.

B. The Future Without the Project

Without the proposed project, the existing vacant buildings on the project site would remain and, therefore, as in existing conditions, no solid waste would be generated at or collected from the project site.

C. Potential Effects of the Proposed Project

Using the solid waste generation rates for public school uses, which is three pounds per PS pupil per week, four pounds per IS pupil per week, and two pounds per HS pupil per week, and 13 pounds per employee per week (office building rate), the proposed project would generate approximately 9,745 ~~8,956~~ pounds of solid waste per week (approximately 4.9 ~~4.5~~ tons per week), or approximately 42,228 ~~38,809~~ pounds per month (approximately 21.1 ~~19.4~~ tons per month). This quantity of solid waste is well under the threshold of 50 tons per week that would warrant further assessment. Per the guidance of the *CEQR Technical Manual*, it is assumed that there would be sufficient public or private carting and transfer station capacity to absorb the increment project-generated solid waste not exceeding 50 tons per week.

DSNY is responsible for collecting and disposing of solid waste from residences and public facilities, including schools. The typical DSNY collection truck for commercial carters typically carries between twelve and fifteen tons of waste material per truck. Therefore, with approximately 9,745 ~~8,956~~ pounds of solid waste per week, or approximately 42,228 ~~38,809~~ pounds per month, to be generated by occupants of the proposed project, there would be no significant adverse impact anticipated with solid waste collection and disposal, and no further analysis is warranted.

Chapter 13: Energy

Energy analyses are appropriate when an action could significantly affect the transmission or generation of energy or generate substantial indirect consumption of energy. Per the guidance of the *CEQR Technical Manual*, a detailed assessment of energy impacts would be limited to projects that may significantly affect the transmission or generation of energy, and so significant adverse energy impacts are not anticipated for the large majority of projects analyzed. However, a discussion of the proposed school's projected amount of energy consumption during long-term operation is discussed below.

A. Existing Conditions

The neighborhood surrounding the project site, along with other parts of New York City, is supplied with electricity by the Consolidated Edison Company of New York (Con Edison) and natural gas by National Grid. Both Con Edison and National Grid are state-regulated and have sufficient capacity to meet the area's electrical and natural gas needs. Both companies can increase their capacities by purchasing from other utility companies.

Currently, the buildings on the project site are unoccupied and create no demand for energy.

B. The Future Without the Project

Without the proposed project, the existing vacant buildings on the project site would remain and, therefore, as in existing conditions, there would be no demand for energy at the project site.

C. Potential Effects of the Proposed Project

Energy demand for the proposed project consists of the building loads for heating, ventilation, and air conditioning (HVAC) systems, and for lighting and other electrical power.

The proposed project would create new educational space plus support facilities, staff support spaces, food service, and related building support services across multiple buildings. Following construction, the proposed project is expected to consume approximately 250,700 British Thermal Units (BTUs) per square foot per year. Therefore, the estimated annual usage of energy for the proposed approximately 96,381~~92,303~~ gsf PS/IS, an approximately 186,405~~165,739~~ gsf shared facility for two IS/HS, an approximately 21,700-gsf renovated Chapel Building, and an approximately 3,275~~2,200~~ gsf maintenance building would be approximately 77.16 ~~70.68~~ billion BTUs, or approximately 57.87 ~~53.01~~ billion BTUs for the nine-month academic year. It is expected that this demand would not burden the capacity of Con Edison to provide service to the project site and surrounding area.

Electrical utility service would be provided by Con Edison. The proposed project would be required to comply with the New York State Energy Conservation Construction Code. This code governs performance requirements for HVAC systems as well as the building envelope. The code, promulgated on January 1, 1979, pursuant to Article Eleven of the Energy Law of the State of New York, requires that new and recycled buildings (both public and private) be designed to ensure adequate thermal resistance to heat loss and infiltration. In addition, it provides requirements for the design and selection of mechanical, electrical, and illumination systems. Consequently, the proposed new school facilities are expected to be substantially more energy efficient than conventional pre-code buildings.

Further, the proposed project would be all-electric and would incorporate additional energy conservation measures. The proposed project would be designed following the NYC Green Schools Rating System (guidelines specific to the design, construction, and operation of New York City public school buildings) and would be in compliance with site-related credits to achieve a Leadership in Energy and Environmental Design (LEED)-certified or higher rating.

In summary, the proposed project would not result in any impact to the transmission or generation of energy, and no further analysis is warranted.

Chapter 14: Transportation

The *CEQR Technical Manual* requires a detailed assessment of traffic and parking conditions when 50 or more vehicular trips would be generated by the project through one intersection during the peak hour. A detailed assessment is also required if a project would result in 200 or more peak hour subway or bus trips. Similarly, if the project would generate 200 or more pedestrian trips during a peak hour at any sidewalk, crosswalk, or intersection corner, a detailed assessment is required because there is a potential for significant impact.

The *CEQR Technical Manual* also states, "When identifying the study area for a new or expanded school site, special consideration should be given to pedestrian elements posing safety concerns (i.e., uncontrolled crossings, intersections with high number of vehicular and pedestrian accidents, etc.) along walking routes to/from the school. Any uncontrolled crossing, where, under the With-Action condition, an increment of 20 or more students are assigned during the highest crossing hour (a threshold recommended by the Federal Highway Administration's (FHWA) 2009 edition of the *Manual on Uniform Traffic Control Devices* (MUTCD)) should be included in the detailed safety and operational analyses including the signal warrant analysis."

A Level 1 and Level 2 screening assessment was conducted in accordance with the *CEQR Technical Manual* to determine if the proposed project warranted detailed transportation analyses. The proposed PS/IS and shared facility for two IS/HS ~~buildings~~ would add approximately 2,560 ~~2,703~~ peak hour person trips for students and staff to the project site, the number of new trips would be greater than the *CEQR Technical Manual* hourly 50-vehicle trip-end (per intersection), 200 transit trip increment, and 200 pedestrian trip (per street element) thresholds triggering the need for detailed technical analysis that will be completed as part of the future Targeted EIS.

The vehicle trip generation that would result from the proposed PS/IS and shared ~~IS/HS~~ facility~~ies~~ for two IS/HS discussed below, and an assessment is presented as to whether the proposed redevelopment would require detailed technical analysis as per *CEQR Technical Manual* guidance.

A. Traffic

Trip Generation – School Buildings. Trip generation estimates by mode for the general education component of the proposed PS/IS and shared facility for two IS/HS were developed based on *CEQR Technical Manual*, reverse journey-to-work data for Staten Island Census Tract 20.01, 20.02, 50, 64, and 74, and NYCDOT survey data. Students would arrive at and depart from school by a number of travel modes, including private autos, public transit, school buses, and walking from nearby residences. In summary, the student travel mode choice by school was estimated based on NYCDOT survey data and presented in Table 14-1, "Student Travel Mode Choice by School."

Table 14-1: Student Travel Mode Choice by School

Mode	School			
	PS (Gifted)	IS (Gifted)	IS (Gen. Ed.)	HS (Gen. Ed.)
Auto Drop-off/Pick-up	59% ~~41%~~	59%	28% ~~40%~~	26% ~~39%~~
Walk	14% ~~37%~~	14%	35% ~~37%~~	25% ~~14%~~
Transit (Bus)	2% ~~3%~~	10%	15% ~~17%~~	49% ~~47%~~
School Bus	27% ~~19%~~	18%	22% ~~6%~~	0%

Source: STV incorporated, 2024.

For the D75 component of the proposed project an estimated 95 percent of students would be bused to school while the remaining five percent would be dropped off and picked up via private auto trips. This mode split is consistent with other SCA school studies with D75 students. Using the student-to-bus ratio of 7:1 for the D75 students for the proposed schools,[10] an estimated 26 bus~~es~~ trips would serve 181 students and using a student-to-vehicle ratio of 1:1, ten vehicle drop offs and pickups would serve ten special education students at the proposed PS/IS and shared facility for two IS/HS.

It is expected that the school would employ an estimated 257 ~~244~~ staff members. The student-to-staff ratio for the Gifted and Talented and general education student population is estimated to be 10:1 and the D75 student-to-special education teacher-to-paraprofessional ratio is estimated to be 6:1:1, yielding a total of approximately 193 ~~180~~ Gifted and Talented and general education staff members and 64 D75 staff members. The staff mode choice was determined using reverse-journey-to-work data for Richmond County Census Tracts 20.01, 20.02, 50, 64, and 74, which surround where the proposed school is located. The modal split indicates that 13 percent of the staff would utilize public transit, 80 percent would travel in private automobile, and the remaining seven percent would walk to the school.

School bus and auto drop-off trips were assumed to make a complete in-and-out cycle within the AM and PM peak hours, i.e., arrive full and depart empty within the AM study peak hour and arrive empty and depart full in the PM study peak hour. Based on available data from PS/IS 70 in Staten Island and reverse-journey-to-work data, ~~an~~ auto vehicle occupancy rates of 1.9 for PS/IS students, 1.3 for IS/HS students and 1.06 for staff which were applied to the vehicle trips.

[10] D75 student-to-bus ratio is based on SCA's Environmental Assessment Form and Supplemental Environmental Studies for a proposed IS/HS 89 at PS 37 in Staten Island serving D75 students.

Temporal Distribution – School Buildings. It is assumed that 99 percent of students and 80 percent of staff would arrive at the school during the AM peak hour and depart during the PM peak hour for each building following the guidelines of the *CEQR Technical Manual*. Assuming that the arrival and dismissal schedules would be the same for the PS/IS and shared facility for two IS/HS, this would result in a net increase of 672 ~~542~~ student vehicle arrivals and 651 ~~516~~ departures during the AM peak period, and 651 ~~516~~ student vehicle arrivals and 672 ~~542~~ departures during the PM peak period at dismissal.[11] Staff were assumed to arrive and depart during the AM and PM peak analysis hours, resulting in 156 ~~148~~ staff vehicle arrivals during the AM peak period and 156 vehicle departures during the PM peak period.

Table 14-2, "Proposed St. John Villa Campus – Transportation Planning Factors (School Buildings)," summarizes the transportation planning factors and Table 14-3, "Proposed St. John Villa Campus – Travel Demand Forecast (School Buildings)" identifies the proposed net trip generation data for the PS/IS and IS/HS schools. The total number of new school-generated student and staff vehicle trips is projected to be 828 ~~690~~ arrivals and 651 ~~516~~ departures during the AM peak period, and 651 ~~516~~ arrivals and 828 ~~690~~ departures during the PM peak period if all grades have the same arrival and dismissal times.

[11] No trip credit is being applied for the previous enrollment of 724 students at the former St. John Villa campus.

Table 14-2: Proposed St. John Villa Campus – Transportation Planning Factors (School Buildings)

	PS/IS Building								IS/HS Buildings				
	PS Students	PS Parents	Pre-K Students	Pre-K Parents	IS Students in PS/IS Bldg.	6th Grade Parents in PS/IS Bldg.	PS D75 Students	PS/IS Faculty/Staff	IS Students	6th Grade Parents	HS Students	IS/HS D75 Students	IS/HS Faculty/Staff
ct Component:	430	48	31	5	207	12	96	99	537	133	717	96	158
idance Rate:	(1) 100%	--	(1) 100%	--	(1) 100%	--	(1) 100%	--	(1) 100%	--	(1) 100%	(1) 100%	--
Trip Generation:	(2) 2.0 per student	(2) 4.0 per student	(2) 2.0 per student	(2) 4.0 per student	(2) 2.0 per student	(2) 4.0 per student	(2) 2.0 per student	(2) 2.0 per employee	(2) 2.0 per student	(2) 4.0 per student	(2) 2.0 per student	(2) 2.0 per student	(2) 2.0 per employee
oral Distribution:	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)
vl	49.5%	49.5%	49.5%	49.5%	49.5%	49.5%	49.5%	40.0%	49.5%	49.5%	49.5%	49.5%	40.0%
vl	49.5%	49.5%	49.5%	49.5%	49.5%	49.5%	49.5%	40.0%	49.5%	49.5%	49.5%	49.5%	40.0%
t Splits:	In Out	In Out	In Out	In Out	In Out	In Out	In Out	In Out	In Out	In Out	In Out	In Out	In Out
vl	100% 0%	100% 0%	100% 0%	100% 0%	100% 0%	100% 0%	100% 0%	100% 0%	100% 0%	100% 0%	100% 0%	100% 0%	100% 0%
vl	0% 100%	0% 100%	0% 100%	0% 100%	0% 100%	0% 100%	0% 100%	0% 100%	0% 100%	0% 100%	0% 100%	0% 100%	0% 100%
l Splits:	(3) AM PM	(3) AM/PM	(3) AM PM	(3) AM/PM	(3) AM PM	(3) AM/PM	(6) AM PM	(5) AM/PM	(4) AM PM	(4) AM/PM	(4) AM PM	(6) AM PM	(5) AM/PM
uto	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	80% 80%	0% 0%	0% 0%	3% 3%	0% 0%	80% 80%
opoff/Pickup	59% 59%	0% 0%	80% 80%	0% 0%	59% 59%	0% 0%	5% 5%	0% 0%	28% 28%	0% 0%	23% 23%	5% 5%	0% 0%
cycle	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	1% 1%	0% 0%	0% 0%
alk/Other	14% 14%	90% 90%	18% 18%	92% 92%	14% 14%	57% 57%	0% 0%	7% 7%	35% 35%	70% 70%	24% 24%	0% 0%	7% 7%
ibway/Rail	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%	0% 0%
s (Transit)	2% 2%	10% 10%	2% 2%	8% 8%	10% 10%	43% 43%	0% 0%	13% 13%	15% 15%	30% 30%	49% 49%	0% 0%	13% 13%
hool Bus	27% 27%	0% 0%	0% 0%	0% 0%	18% 18%	0% 0%	95% 95%	0% 0%	22% 22%	0% 0%	0% 0%	95% 95%	0% 0%
	100% 100%	100% 100%	100% 100%	100% 100%	100% 100%	100% 100%	100% 100%	100% 100%	100% 100%	100% 100%	100% 100%	100% 100%	100% 100%
le Occupancy:	(2,3)		(2,3)		(2,3)		(6)	(5)	(2,3)		(2,3)	(6)	(5)
uto	1	--	1	--	1	--	--	1.06	1	--	1	--	1.06
opoff/Pickup	1.9	--	1.9	--	1.3	--	1.0	--	1.3	--	1.3	1.0	--
hool Bus/Van	15	--	15	--	15	--	7	--	15	--	15	7	--

1. No absentee rate was applied for the proposed HS. The school was assumed to be at full capacity during both the AM and PM peak hours.
2. Based on data from the *City Environmental Quality Review (CEQR) Technical Manual* .
3. Estimates for the PS students and parents were based on gifted & talented programs at PS 45 and PS 50, Staten Island. Pre-K students would not receive school bus services; it was assumed that the Pre-K would have the same mode choice as PS with 0% school bus share.
4. Estimates for IS/HS students were based on data provided by New York City Department of Education for the Eagle Academy for Young Men.
5. U.S. Census Bureau, American Community Survey 2012-2016 Five-year estimates. Special Tabulation (A202105)- Census Tracts 20.01, 20.02, 50, 64 and 74, Richmond County, New York
6. Based on data provided by NYCSCA for schools with D75 students.

Source: STV incorporated, 2024.

Table 14-3: Proposed St. John Villa Campus – Travel Demand Forecast (School Buildings)

		PS/IS Building																IS/HS Buildings									
		PS Students		PS Parents		Pre-K Students		Pre-K Parents		IS Students in PS/IS Bldg.		6th Grade Parents in PS/IS Bldg.		PS D75 Students		PS/IS Faculty/Staff		IS Students		6th Grade Parents		HS Students		IS/HS D75 Students		IS/HS Faculty/Staff	
Project Component:		430		48		31		5		207		12		96		99		537		133		717		96		158	
Peak Hour Trips:																											
	Weekday AM	426		96		31		9		205		24		95		79		532		136		709		95		126	
	Weekday PM	426		96		31		9		205		24		95		79		532		136		709		95		126	
In/Out Splits:		**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**
	Weekday AM	426	0	48	48	31	0	5	5	205	0	12	12	95	0	79	0	532	0	68	68	709	0	95	0	126	0
	Weekday PM	0	426	48	48	0	31	5	5	0	205	12	12	0	95	0	79	0	532	68	68	0	709	0	95	0	126
Peak Hour Person Trips:		**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**
AM	Auto	0	0	--	--	0	0	--	--	0	0	--	--	0	0	63	0	0	0	--	--	21	0	0	0	101	0
	Dropoff/Pickup	249	0	--	--	25	0	--	--	120	0	--	--	5	0	0	0	149	0	--	--	163	0	5	0	0	0
	Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0
	Walk/Other	57	0	44	44	6	0	5	5	28	0	7	7	0	0	6	0	186	0	48	48	170	0	0	0	9	0
	Bus (Transit)	6	0	5	5	0	0	0	0	20	0	5	5	0	0	10	0	80	0	21	21	348	0	0	0	16	0
	School Bus	113	0	--	--	0	0	--	--	37	0	--	--	90	0	0	0	117	0	--	--	0	0	90	0	0	0
		425	0	48	48	31	0	5	5	205	0	12	12	95	0	79	0	532	0	68	68	709	0	95	0	126	0
																		0									
PM	Auto	0	0	--	--	0	0	--	--	0	0	--	--	0	0	0	63	0	0	--	--	0	21	0	0	0	101
	Dropoff/Pickup	0	249	--	--	0	25	--	--	0	120	--	--	0	5	0	0	0	149	--	--	0	163	0	5	0	0
	Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0
	Walk/Other	0	57	44	44	0	6	5	5	0	28	7	7	0	0	0	6	0	186	48	48	0	170	0	0	0	9
	Bus (Transit)	0	6	5	5	0	0	0	0	0	20	5	5	0	0	0	10	0	80	21	21	0	348	0	0	0	16
	School Bus	0	113	--	--	0	0	--	--	0	37	--	--	0	90	0	0	0	117	--	--	0	0	0	90	0	0
		0	425	48	48	0	31	5	5	0	205	12	12	0	95	0	79	0	532	68	68	0	709	0	95	0	126
Peak Hour Vehicle Trips:		**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**
AM	Auto	--	--	--	--	--	--	--	--	--	--	--	--	--	--	60	0	--	--	--	--	21	0	--	--	96	0
	Dropoff/Pickup/Taxi	249	249	--	--	14	14	--	--	93	93	--	--	4	4	--	--	115	115	--	--	126	126	5	5	--	--
	School Bus/Van	8	8	--	--	0	0	--	--	3	3	--	--	13	13	--	--	8	8	--	--	0	0	13	13	--	--
PM	Auto	--	--	--	--	--	--	--	--	--	--	--	--	--	--	0	60	--	--	--	--	0	21	--	--	0	96
	Dropoff/Pickup/Taxi	249	249	--	--	14	14	--	--	93	93	--	--	4	4	--	--	115	115	--	--	126	126	5	5	--	--
	School Bus/Van	8	8	--	--	0	0	--	--	3	3	--	--	13	13	--	--	8	8	--	--	0	0	13	13	--	--

Notes
1. The number of student auto trips consist of 672 arrivals and 651 departures during the AM analysis hour, and 651 arrivals and 672 departures during the PM
2. The staff auto trips consists of 156 arrivals to the area and 0 departures from the area during the AM analysis hour, and 0 arrivals to the area and 156 departures from the area during the PM analysis hour, assuming a vehicle occupancy rate of 1 persons per auto.

Source: STV incorporated, 2024.

Project Vehicle Assignment – School Buildings. The PS/IS and shared facility for two IS/HS is anticipated to have different arrival and dismissal schedules to distribute the arrival and dismissal of student trips to the campus over a longer time period to facilitate operations and minimize congestion approaching/departing the campus on the adjacent roadway network. Based on DOE's existing policies, the schools' arrival time should be within the 8:00 to 8:45 AM period. Therefore, the student and staff arrival and departure trips for the proposed St. John Villa Campus were distributed over a 45-minute arrival and dismissal period. Hours for each school were assumed to be 8:45 AM to 3:15 PM for the PS building and 8:00 AM to 2:30 PM for the shared facility for two IS/HS. Student and staff arrival and departure trips were estimated in 15-minute intervals for the proposed St. John Villa Campus assuming that 98 percent of the student trips and 80 percent of the staff trips arrive/depart within the peak hour for each school.

Overall, the total number vehicle trips generated during the AM and PM peak hours, assuming staggered school arrival and dismissal times, is a respective 1,246 ~~1,058~~ and 1,093 ~~915~~ trips, which accounts for approximately 84 ~~88~~ percent and 74 ~~76~~ percent of the total peak period trips. The number of incremental trips is more than the 50-trip threshold specified in the *CEQR Technical Manual*; therefore, a Level 2 screening assessment was performed to assign these incremental trips to the roadway network to determine if any intersections experience 50 or more trips during the peak hours.

All schools were assumed to be open to borough-wide enrollment. Given the small number of Gifted and Talented programs located on Staten Island, it was assumed that students would travel from all parts of the borough to the Gifted and Talented program on the St. John Villa campus. Therefore, trip assignments for the PS/IS school were developed based on MapPLUTO data for the concentration of residential developments on Staten Island. However, trips assignments for the IS/HS schools were assumed to be more local and originate from neighborhoods closer to the proposed facility.

~~New vehicle trip assignments to the schools were developed based on the location of the St. John Villa Campus within each school's approximate catchment area, the concentration of residential developments, and the area's traffic roadway network.~~ The parent ~~student~~ drop-offs and pick-ups for the PS/IS students were assumed to take place along northbound Landis Avenue in front of the proposed PS/IS building. IS/HS student drop-offs and pick-ups were assumed to occur along Cleveland Place north of Landis Avenue and along Narrows Road South.

School bus pick-ups/drop-offs would occur inside the proposed campus. PS/IS school buses are expected to enter via the Hastings Street driveway and exit via the Landis Avenue driveway and the IS/HS school buses are expected to enter via the Cleveland Place driveway and exit via the Garson Avenue driveway.

Based on the assignment of vehicle trips to the roadway network, several intersections would experience more than the 50-trip threshold and would require detailed traffic analysis that will be completed as part of the future Targeted EIS.

Trip Generation – Athletic Fields. The proposed redevelopment will include an athletic field with an approximately 700-seat bleacher section. Trip generation for the athletic fields were conservatively estimated based on the seating capacity and assuming a sport that consists of the most participants per team, such as football, which typically has 30-40 players per team, plus coaches, support staff, and officials. Therefore, trip generation was estimated assuming a fully attended event (approximately 700 attendees in the bleachers) with another 100 participants on the field (e.g., players, coaches, officials).

Project Vehicle Assignment – Athletic Fields. Well-attended sporting events typically occur on weekend afternoons and peak activity would likely occur for the game departure hour when everyone leaves the site within the same hour. Given that trip generation data for high school sporting events is not available, the following trip generation estimates were developed based on prior experience of high school sporting events and engineering judgment in consultation with NYCDOT. The mode choice for the athletic fields and assignment to the roadway network were assumed to be similar to the estimates developed for the school staff, except that the percentage of transit use would be lower and replaced by more auto drop-off/pick-up trips. Table 14-4, "Proposed St. John Villa Campus – Transportation Planning Factors (Athletic Fields)," summarizes the Saturday transportation planning factors and Table 14-5, "Proposed St. John Villa Campus – Travel Demand Forecast (Athletic Fields)," identifies the proposed net trip generation data for the PS/IS and shared facility for two IS/HS schools. Overall, the total number of vehicle trips generated during the Saturday peak hour for an athletic field event is 299 trips. Based on the assignment of vehicle trips to the roadway network, several of the weekday analysis intersections would experience more than the 50-trip threshold during the Saturday midday period and would require detailed traffic analysis that will be completed as part of the future Targeted EIS.

Table 14-4: Proposed St. John Villa Campus – Transportation Planning Factors (Athletic Fields)

	Football Field Team/ Staff		Football Field Spectators	
Project Component:	100		700	
	(1)		(1)	
Attendance Rate:	100%		100%	
Daily Trip Generation:	2.0		2.0	
Sat. Game Departure Peak Hour	per person		per attendees	
Temporal Distribution:				
Sat. Game Departure Peak Hour	50.0%		50.0%	
In/Out Splits:	In	Out	In	Out
Sat. Game Departure Peak Hour	0%	100%	0%	100%
Modal Splits:				
Auto	40%		80%	
Dropoff/Pickup	10%		10%	
Walk/Other	5%		5%	
Subway/Rail	0%		0%	
Bus (Transit)	5%		5%	
School Bus (2)	40%		0%	
	100%		100%	
Vehicle Occupancy:				
Auto	2		3	
Dropoff/Pickup	1		2	

Notes:
1. All parameters are based on engineering assumptions.
2. Assumes that the visiting team's players/staff would be bussed to the field.

Source: STV incorporated, 2024.

Table 14-5: Proposed St. John Villa Campus – Travel Demand Forecast (Athletic Fields)

	Football Field Team/ Staff		Football Field Spectators				
Project Component:	100		700				
Peak Hour Trips:							
Saturday Game Departure Peak Hour	100		700				
In/Out Splits:	**In**	**Out**	**In**	**Out**			
Saturday Game Departure Peak Hour	0	100	0	700			
Peak Hour Person Trips:	**In**	**Out**	**In**	**Out**	**Net In**	**Out**	**Total**
Auto	0	40	0	560	0	600	600
Dropoff/Pickup	0	10	0	70	0	80	80
Walk/Other	0	5	0	35	0	40	40
Bus (Transit)	0	5	0	35	0	40	40
School Bus	0	40	0	0	0	40	40
	0	100	0	700	0	800	800
Peak Hour Vehicle Trips:	**In**	**Out**	**In**	**Out**	**In**	**Out**	**Total**
Auto	0	20	0	187	0	207	207
School Bus (1)	0	2	0	0	0	2	2
Dropoff/Pickup/Taxi	10	10	35	35	45	45	90
					45	254	299

Notes
1. Assumes 30 persons per school bus.
Source: STV incorporated, 2024.

B. Parking

Based on the trip generation estimates, approximately 195 ~~185~~ faculty/staff and 21 ~~26~~ HS students would drive to/from the proposed school. Parking is anticipated to be provided on-site for faculty/staff only. A parking lot on Cleveland Place, opposite the school's campus would provide approximately 98 parking spaces. An additional 67 spaces would be provided on the campus along internal driveways and behind the shared facility for two IS/HS ~~building~~. Thus, a total of 165 spaces would be provided. The proposed on-site parking spaces is not anticipated to accommodate the overall incremental parking demand by the faculty/staff, students, and visitors. As such, a detailed parking analysis will be conducted as part of the future Targeted EIS.

C. Transit and Pedestrians

The new incremental students, parents, and staff would generate an estimated 541 ~~508~~ new transit trips during the AM and PM peak periods. According to general thresholds used by the *CEQR Technical Manual* and NYCT, if the proposed action is projected to result in greater than 200 peak hour subway or bus trips, additional quantified analysis would be needed. Further, according to general thresholds used by the *CEQR Technical Manual* and NYCT, if a proposed action is projected to result in greater than 50 bus passengers assigned to a single bus line in one direction, then additional detailed analysis is needed. The project site

is served by six ~~five~~ MTA bus routes (S51, S52, S53, S78, ~~and~~ S79 SBS, and S93 routes). Transit trip assignments performed for this screening assessment determined that the proposed project would add more than 50 bus trips to all ~~five~~ bus routes except for S53 during both the AM and PM peak hours for at least one bus route direction; therefore, a detailed bus analysis will be performed as part of the future Targeted EIS.

The student and staff pedestrian trips to the proposed St. John Villa Campus will include walk trips as well as other modes that have a pedestrian component, such as bus trips. The total number of new project-generated walk trips is projected to be 668 ~~993~~ trips in the AM and PM peak periods. Persons en route to and from bus stops would add approximately 541 ~~508~~ pedestrian trips to area sidewalks and crosswalks during the AM and PM peak periods. Total pedestrian trips to from the project site are estimated at approximately 1,209 ~~1,501~~ pedestrian trips to area sidewalks and crosswalks during the AM and PM peak periods. According to the *CEQR Technical Manual*, if a proposed project would result in more than 200 pedestrian trips at any pedestrian element, additional detailed analysis may be needed. The screening assessment determined that several pedestrian elements would exceed this threshold and detailed analysis will be completed as part of the future Targeted EIS.

According the *CEQR Technical Manual* any uncontrolled crossing where under the With-Action condition an increment of 20 or more students are assigned during the highest crossing hour should be included in the detailed safety and traffic operational analyses including the signal warrant analysis. Therefore, a warrant study will be performed as part of the future Targeted EIS for the uncontrolled crossings at the intersections of Columbia Avenue at Chicago Avenue, ~~and~~ McClean Avenue at Hasting Street, Landis Avenue at Chicago Avenue, Fingerboard Road at Cleveland Place, and Cleveland Place at Garson Avenue/St. John Villa campus and parking lot driveways.

D. Safety

According to *CEQR Technical Manual* guidelines, high-crash locations with trips assigned to them within 0.25 miles of the project site and high-crash locations within the traffic study area intersections determined by the Level 1 and 2 screening assessment should be identified as part of the TDF memorandum. A high crash location is defined as a Vision Zero priority intersection, or a location with five or more pedestrian/bicyclist injury crashes in any consecutive 12 months of the most recent three-year period for which data is available. In addition, any location along a Vision Zero priority corridor with three or more pedestrian/bicyclist injury crashes in any consecutive 12 months of the most recent three-year period for which data is available should be identified as a high crash location.

Within the study area, Hylan Boulevard, Narrows Road, McClean Avenue, and Bay Street are considered Vision Zero Priority Corridors. Additionally, the intersections of Fingerboard Road at Bay Street, Tompkins Avenue, and Narrows Road South, the intersections of Sand Lane at Major and McClean avenues, as well as Lily Pond Avenue at McClean Avenue and Hylan Boulevard at West Fingerboard Road, are considered Vision Zero Priority Intersections.

Crash data obtained from NYCDOT for the period between January 1, 2017 and December 31, 2019 indicates that the intersections of Fingerboard Road at Narrows Road South and Lily Pond Avenue at McClean Avenue would be considered high-crash intersections, with both experiencing three pedestrian-injury crashes in 2019 (see Table 14-6, “2017-2019 Crash Summary,” and Table 14-7, “2017-2019 Detailed Crash Summary by Year”).

Table 14-6: 2017-2019 Crash Summary

Intersection		Vision Zero Corridor	Total	Injury Crashes, 2017-2019				Fatalities
				Motor Vehicle	Pedestrian	Bicycle	Total	
Fingerboard Road	Hylan Boulevard	Y	2	1	1	0	2	0
	Hillbrook Drive	N	1	1	0	0	1	0
	Cleveland Place	N	2	2	0	0	2	0
	Narrows Road South	Y	12	8	4	0	12	0
	Tompkins Avenue	N	4	3	1	0	4	0
	Bay Street	Y	7	7	0	0	6	1
Hylan Boulevard	Linwood Avenue	Y	1	1	0	0	1	0
	West Fingerboard Road	Y	7	7	0	0	7	0
Lincoln Avenue	Tompkins Avenue	N	5	4	1	0	5	0
Narrows Road South	Lily Pond Avenue	Y	3	3	0	0	3	0
MacFarland Avenue	Sand Lane	N	1	1	0	0	1	0
McClean Avenue	Linwood Avenue	Y	6	5	1	0	6	0
	Sand Lane	Y	7	5	2	0	7	0
	Wallace Avenue	Y	5	5	0	0	5	0
	Jackson Avenue	Y	1	1	0	0	1	0
	Hastings Street	Y	2	2	0	0	2	0
	Pebble Lane	Y	1	1	0	0	1	0
	Ocean Avenue	Y	2	2	0	0	2	0
	Lily Pond Avenue	Y	11	7	4	0	11	0

Source: STV incorporated, 2024.

Table 14-7: 2017-2019 Detailed Crash Summary by Year

Intersection		Vision Zero Corridor	Total Crashes			Injury Crashes												Fatalities		
						Motor Vehicle			Pedestrian			Bicycle			Total					
			2017	2018	2019	2017	2018	2019	2017	2018	2019	2017	2018	2019	2017	2018	2019	2017	2018	2019
Fingerboard Road	Hylan Boulevard	Y	0	0	2	0	0	1	0	0	1	0	0	0	0	0	2	0	0	0
	Hillbrook Drive	N	0	0	1	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0
	Cleveland Place	N	1	1	0	1	1	0	0	0	0	0	0	0	1	1	0	0	0	0
	Narrows Road South	Y	3	4	5	3	3	2	0	1	3	0	0	0	3	4	5	0	0	0
	Tompkins Avenue	N	2	2	0	2	1	0	0	1	0	0	0	0	2	2	0	0	0	0
	Bay Street	Y	5	2	0	5	2	0	0	0	0	0	0	0	4	2	0	1	0	0
Hylan Boulevard	Linwood Avenue	Y	1	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	West Fingerboard Road	Y	4	3	0	4	3	0	0	0	0	0	0	0	4	3	0	0	0	0
Lincoln Avenue	Tompkins Avenue	N	3	2	0	2	2	0	1	0	0	0	0	0	3	2	0	0	0	0
Narrows Road South	Lily Pond Avenue	Y	1	0	2	1	0	2	0	0	0	0	0	0	1	0	2	0	0	0
MacFarland Avenue	Sand Lane	N	0	1	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0
McClean Avenue	Linwood Avenue	Y	0	2	4	0	1	4	0	1	0	0	0	0	0	2	4	0	0	0
	Sand Lane	Y	4	0	3	4	0	1	0	0	2	0	0	0	4	0	3	0	0	0
	Wallace Avenue	Y	4	1	0	4	1	0	0	0	0	0	0	0	4	1	0	0	0	0
	Jackson Avenue	Y	0	0	1	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0
	Hastings Street	Y	2	0	0	2	0	0	0	0	0	0	0	0	2	0	0	0	0	0
	Pebble Lane	Y	1	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	Ocean Avenue	Y	0	1	1	0	1	1	0	0	0	0	0	0	0	1	1	0	0	0
	Lily Pond Avenue	Y	5	3	3	4	3	0	1	0	3	0	0	0	5	3	3	0	0	0

Source: STV incorporated, 2024.

Chapter 15: Air Quality

The *CEQR Technical Manual* requires an assessment of air quality for projects that would increase traffic volumes or increase concentrations of air pollutants, especially where they may affect residential or other sensitive uses (such as a school). In this area of Staten Island, a detailed carbon monoxide mobile source analysis would be required if 170 or more project-related auto trips are generated in any given peak period. In addition, the New York City Department of Environmental Protection (NYCDEP) has established screening threshold limits for mobile source particulate matter, for which a detailed analysis is required if more than 12-23 project-generated heavy-duty diesel trucks or buses would pass through an intersection in any given peak period depending on roadway types. Analyses are also required if new sensitive land uses are to be permitted within 200 feet of a highway or bridge, or within 400 feet of existing industrial facilities and 1,000 feet of existing major/large sources, and if a proposed project's heating unit may affect nearby sensitive land uses (or the heating system of nearby buildings may affect the proposed project).

SCREENING ASSESSMENT

Mobile Sources. As outlined in the *CEQR Technical Manual*, in this area of the City, actions that would result in the generation of 170 or more peak-hour vehicle trips at an intersection may cause adverse air quality impacts and require a detailed air quality analysis for carbon monoxide (CO).

Based on the data obtained from the traffic studies, the proposed project is expected to add more than 170 vehicle trips at nine intersections in the project area. Therefore, the detailed analysis for CO would be warranted to demonstrate that mobile source CO impacts would not result from the proposed project.

For particulate matter less than 2.5 microns in diameter ($PM_{2.5}$), the screening procedure outlined in the *CEQR Technical Manual* is based on a determination of whether the projected number of vehicle trips at an intersection exceeds thresholds based on heavy-duty diesel vehicle (HDDV) equivalents. The thresholds are as follows:

- 12 or more HDDV for paved roads with average daily traffic fewer than 5,000 vehicles;
- 19 or more HDDV for collector roads;
- 23 or more HDDV for principal and minor arterials; or
- 23 or more HDDV for expressways and limited access roads.

To determine whether any of these thresholds are exceeded, the worksheet referenced in Chapter 17 of the *CEQR Technical Manual* is used to calculate the number of HDDV equivalents at intersections in the traffic study area. The worksheet uses vehicle classification information based on the traffic data collected for the proposed project and assigns these classifications to vehicle categories using a table referenced in the *CEQR Technical Manual*. Roadway classifications are determined by corridor at each intersection, based on NYCDOT functional class criteria and With-Action traffic volumes.

Based on the screening analysis, ~~11~~ multiple intersections would exceed the CEQR screening threshold during at least one peak traffic period. As such, detailed mobile-source analyses, including a detailed parking lot analyses, of CO, $PM_{2.5}$, and particulate matter less than 10 microns in diameter (PM_{10}) will be required and will be provided in the future Targeted EIS.

Stationary Sources

According to the *CEQR Technical Manual*, stationary source air quality screening assessments should take into consideration information such as land use, fuel type, stack height, and square footage of the development to determine if a proposed project has the potential to create any air quality impacts. However, it is assumed that the proposed school facilities would use electric power to run their heating and hot water systems. As a result, no significant adverse air quality impacts from project-related stationary sources would result with the proposed project, and no further analysis is warranted.

The *CEQR Technical Manual* requires an assessment of proposed projects that could result in the location of sensitive uses (e.g., the proposed PS/IS facility or shared facility for two IS/HS) within 400 feet of existing emission sources associated with manufacturing or processing facilities, where the proposed project would be of a height similar to or greater than the height of an existing emission stack. Similarly, an analysis is required if emissions from any large combustion sources (such as a power plant or cogeneration facility) located within 1,000 feet of the proposed project would have the potential to affect the project.

Based on NYSDEC's Permit Database (DECinfo Locator), there are no large combustion sources located within 1,000 feet of the project site and so no analysis of these emission sources is required, and no significant impact would occur. In addition, based on NYCDEP's Permit Database, there are no industrial source permits on file located within 400 feet of the project site; therefore, no analysis of these emission sources is required, and no significant adverse impacts from industrial source emissions would result with the proposed project.

Conformity with the State Implementation Plan. Existing stationary source emissions in the immediate vicinity of the project site would not have a detrimental effect on the health of students or staff at the proposed PS/IS facility or shared facility for two IS/HS, nor would the operations of the proposed project result in stationary source impacts within the surrounding community. However, further analysis is required to determine the proposed project's potential effects on mobile source emissions. Therefore, the proposed project's consistency with the New York State Implementation Plan for the control of CO, PM_{10}, $PM_{2.5}$, and all other criteria pollutants will be determined in the future Targeted EIS.

Chapter 16: Greenhouse Gas Emissions and Climate Change

Per the guidance of the *CEQR Technical Manual*, a greenhouse gas (GHG) consistency assessment is warranted for a project with the following characteristics:

- A project conducting an EIS that would also result in development of 350,000 sf or greater.
- A project that proposes either of the following may warrant assessment:
    - Regulations and other actions that fundamentally change the City's solid waste management system by changing solid waste transport mode, distances, or disposal technologies; or
    - Power generation (not including emergency backup power, renewable power, or small-scale cogeneration).
- For City capital projects subject to environmental review, it is often appropriate to examine the project's consistency with Executive Order 109 of 2007, which mandates formulation of a GHG reduction plan to reduce City building and operational emissions by 30 percent below Fiscal Year 2006 levels by 2017.

The proposed project would not result in an incremental increase of 350,000 sf or more of building area. Neither would it fundamentally change the City's solid waste management system nor introduce a new power generation source on the project site (not including emergency backup power, renewable power, or small-scale cogeneration). Given these conditions, a qualitative discussion of the proposed projects' consistency with the City's GHG emission reduction and climate change goals is provided.

A. Greenhouse Gas Emissions

The *CEQR Technical Manual* provides guidance for assessing the consistency of the proposed project with the GHG reduction goal through consideration of whether the proposed project would meet objectives related to:

- encouraging transit-oriented development,
- generating and expanding the use of clean and renewable energy,
- constructing resource- and energy-efficient buildings,
- encouraging sustainable transportation through improvements to public transit, private vehicle efficiency, and decreases in the carbon intensity of fuels, and
- consistency with the Citywide GHG goal of reducing GHG emissions 30 percent below 2005 levels by 2030.

The proposed actions would entail the redevelopment of the former St. John Villa Academy Campus. The new schools would be an all-electric facility and would be designed to follow the NYC Green Schools Rating System (guidelines specific to the design, construction, and operation of New York City public school buildings) and be in compliance with site-related credits to achieve a LEED-certified or higher rating. The project would be in compliance with NYC Local Laws 92 and 94, which requires all new buildings and alterations of existing buildings where the entire existing roof deck or roof assembly is being replaced must provide a sustainable roofing zone covering 100 percent of the roof. The proposed project would also be in conformity with NYC Local Law 97, which set limits on GHG emissions of covered buildings to help New

York City reach the goal of a 40 percent reduction in GHG emissions from buildings by the year 2030 and 80 percent reduction in citywide emissions by calendar year 2050.

The project site is located in a well-developed suburban, residential neighborhood and would be accessible to pedestrians in the surrounding neighborhood. The project site is accessible by public transportation along seven local bus routes (S51, S52, S53, S78, S79 SBS, S93) and nine express routes (SIM1, SIM1C, SIM3C, SIM7, SIM10, SIM11, SIM15, SIM33C, SIM35). As such, the project would encourage sustainable transportation options.

Given these considerations, the proposed project would be consistent with City-wide goals of reducing GHG emissions.

B. Climate Change

While strategies and guidelines for addressing the effects of climate change are being developed on all levels of government, there are currently no specific requirements for development projects in New York City. However, as detailed in the *CEQR Technical Manual*, the City is engaged in several initiatives related to assessing potential local impacts of global climate change and developing strategies to make existing and proposed infrastructure and development more resilient to the effects of climate change.

NYCDCP Waterfront Revitalization Program (WRP) requires consideration of climate change and sea-level rise for projects located within the City-defined Coastal Zone Boundary. As described in Chapter 2, "Screening Analyses," the project site does not fall within the City's designated coastal zone, and so the proposed project was not assessed for its consistency with the policies of the City's Local Waterfront Revitalization Program. The project site is not located within a FEMA 1 percent annual chance floodplain (100-year flood) or 0.2 percent annual chance floodplain (500-year flood). According to the best available flood hazard data for Sandy-affected counties in New York and New Jersey, the project site is not located within a flood hazard area.[12]

Given these considerations the proposed project would not result in any significant adverse effect related to climate change. In summary, the proposed project would not result in any significant adverse impact related to either GHG or climate change.

[12] https://data.cityofnewyork.us/Environment/Sandy-Inundation-Zone/uyj8-7rv5

Chapter 17: Noise

The noise assessment determines whether the proposed project may result in any significant adverse noise impacts associated with the PS/IS facility, the shared facility for two IS/HS, the athletic field, and the driveway and parking areas, at the nearest sensitive properties in the surrounding community. Issues of concern include potential noise impacts resulting from increases in vehicular traffic as well as noise from mechanical equipment systems and outdoor playground spaces. The noise assessment also evaluates the interior noise exposure levels of the PS/IS facility and shared facility for two IS/HS.

Noise Fundamentals. The A-weighted sound level (dBA) is used to determine existing and future noise exposure because it correlates well with the human perception of changes in noise level and annoyance. The most common time period used for the equivalent noise level is one hour, represented as $L_{eq}(h)$. This descriptor is commonly used to express ambient noise measurement and noise prediction estimates, and is used extensively in noise impact criteria. Another commonly used descriptor is L_{10}, which is defined as the $L_{eq}(h)$ level exceeded ten percent of the time. Per the guidance of the *CEQR Technical Manual,* the L_{10} is used to define interior noise exceedance criteria inside school and residential buildings.

SCA Noise Criteria. The SCA considers playground noise levels, which for the proposed project includes the proposed athletic field in addition to the proposed play yard, representing an increase of 5 dBA or more over existing noise levels, determined at noise-sensitive receptors, to be significant and therefore warranting abatement consideration.

CEQR Noise Exposure Standards. The CEQR Noise Exposure Standards, shown in Table 17-1, "Noise Exposure Standards for Use in City Environmental Impact Review," set by the NYCDEP Division of Noise Abatement, apply to a proposed project's location near adjacent sensitive receptor sites such as a residence, hospital, or school. These standards establish four category levels of noise exposure. Exposure at noise-sensitive receptor sites is classified into four main categories: "Acceptable," "Marginally Acceptable," "Marginally Unacceptable," and "Clearly Unacceptable."

The *CEQR Technical Manual* also provides guidance for determining noise attenuation requirements to maintain an acceptable interior noise environment in schools and residential buildings, beyond the 25 dBA minimum attenuation that standard double-paned building windows typically provide today. Acceptable interior noise exposure requires indoor L_{10} noise levels inside schools and residential buildings to be 45 dBA or less. Exterior-to-interior noise attenuation requirements are determined by establishing the total exterior noise exposure level estimated at the building façade. The required exterior-to-interior noise attenuation to maintain an acceptable interior noise environment is defined by the values shown in Table 17-2, "Required Attenuation Values to Achieve Acceptable Interior Noise Levels." For example, a proposed school building in an area where the With Action condition noise levels reach the "Marginally Unacceptable" L_{10} level of 75 dBA would require a minimum exterior-to-interior noise reduction of 33 dBA to achieve and maintain the 45 dBA interior noise exposure level condition.

Table 17-1: Noise Exposure Standards for Use in City Environmental Impact Review[1]

Receptor type	Time Period	Acceptable General External Exposure	Airport Exposure[3]	Marginally Acceptable General External Exposure	Airport Exposure[3]	Marginally Unacceptable General External Exposure	Airport Exposure[3]	Clearly Unacceptable General External Exposure	Airport Exposure[3]
IV. Outdoor area requiring serenity and quiet[2]		$L_{10} \leq 55$ dBA	$L_{dn} \leq 60$ dBA		$60 < L_{dn} \leq 65$ dBA		(I) $65 < L_{dn} \leq 75$ dBA		$L_{dn} > 75$ dBA
2. Hospital, Nursing Home		$L_{10} \leq 55$ dBA		$55 < L_{10} \leq 65$ dBA		$65 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
3. Residence, residential hotel or motel	7 AM – 10 PM	$L_{10} \leq 65$ dBA		$65 < L_{10} \leq 70$ dBA		$70 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
	10 PM – 7 AM	$L_{10} \leq 55$ dBA		$55 < L_{10} \leq 70$ dBA		$70 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
4. School, museum, library, court, house of worship, transient hotel or motel, public meeting room, auditorium, out-patient health facility		Same as Residential Day (7 AM – 10 PM)		Same as Residential Day (7 AM – 10 PM)		Same as Residential Day (7 AM – 10 PM)		Same as Residential Day (7 AM – 10 PM)	
5. Commercial or office		Same as Residential Day (7 AM – 10 PM)		Same as Residential Day (7 AM – 10 PM)		Same as Residential Day (7 AM – 10 PM)		Same as Residential Day (7 AM – 10 PM)	
6. Industrial, public areas only[4]	Note 4	Note 4		Note 4		Note 4		Note 4	

Source:
New York City Department of Environmental Protection (adopted policy 1983).

Notes:
In addition, any new activity shall not increase the ambient noise level by 3 dBA or more:

1. Measurements and projections of noise exposures are to be made at appropriate heights above site boundaries as given by ANSI Standards; all values are for the worst hour in the time period.
2. Tracts of land where serenity and quiet are extraordinarily important and serve an important public need and where the preservation of these qualities is essential of the area to serve its intended purpose. Such areas could include amphitheaters, particular parks or portions of parks or open spaces dedicated or recognized by appropriate local officials for activities requiring special qualities of serenity and quiet. Examples are grounds for ambulatory hospital patients and patients and residents of sanitariums and old-age homes.
3. One may use FAA-approved Land contours supplied by the Port Authority, or the noise contours may be computed from the federally approved INM Computer Model using flight data supplied by the Port Authority of New York and New Jersey.
4. External Noise Exposure standards for industrial areas of sounds produced by industrial operations other than operating motor vehicles or other transportation facilities are spelled out in the New York City Zoning Resolution, Sections 42-20 and 42-21. The referenced standards apply to M1, M2, and M3 manufacturing districts and to adjoining residence districts (performance standards are octave band standards).

Table 17-2: Required Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Vehicular Traffic	$70 < L_{10} \leq 73$	$73 < L_{10} \leq 76$	$76 < L_{10} \leq 78$	$78 < L_{10} \leq 80$	$80 < L_{10}$
Aircraft [A]	$65 < DNL \leq 68$	$68 < DNL \leq 71$	$71 < DNL \leq 73$	$73 < DNL \leq 75$	$75 < DNL$
Train	$65 < L_{dn} \leq 68$	$68 < L_{dn} \leq 71$	$71 < L_{dn} \leq 73\ 7$	$73 < L_{dn} \leq 75$	$75 < L_{dn}$
Attenuation [B]	(I) 28 dBA	(II) 31 dBA	(III) 33 dBA	(IV) 35 dBA	See note [C]

Source: New York City Department of Environmental Protection

Notes:

[A] A DNL descriptor based on average values of L_{dn} over a year period.

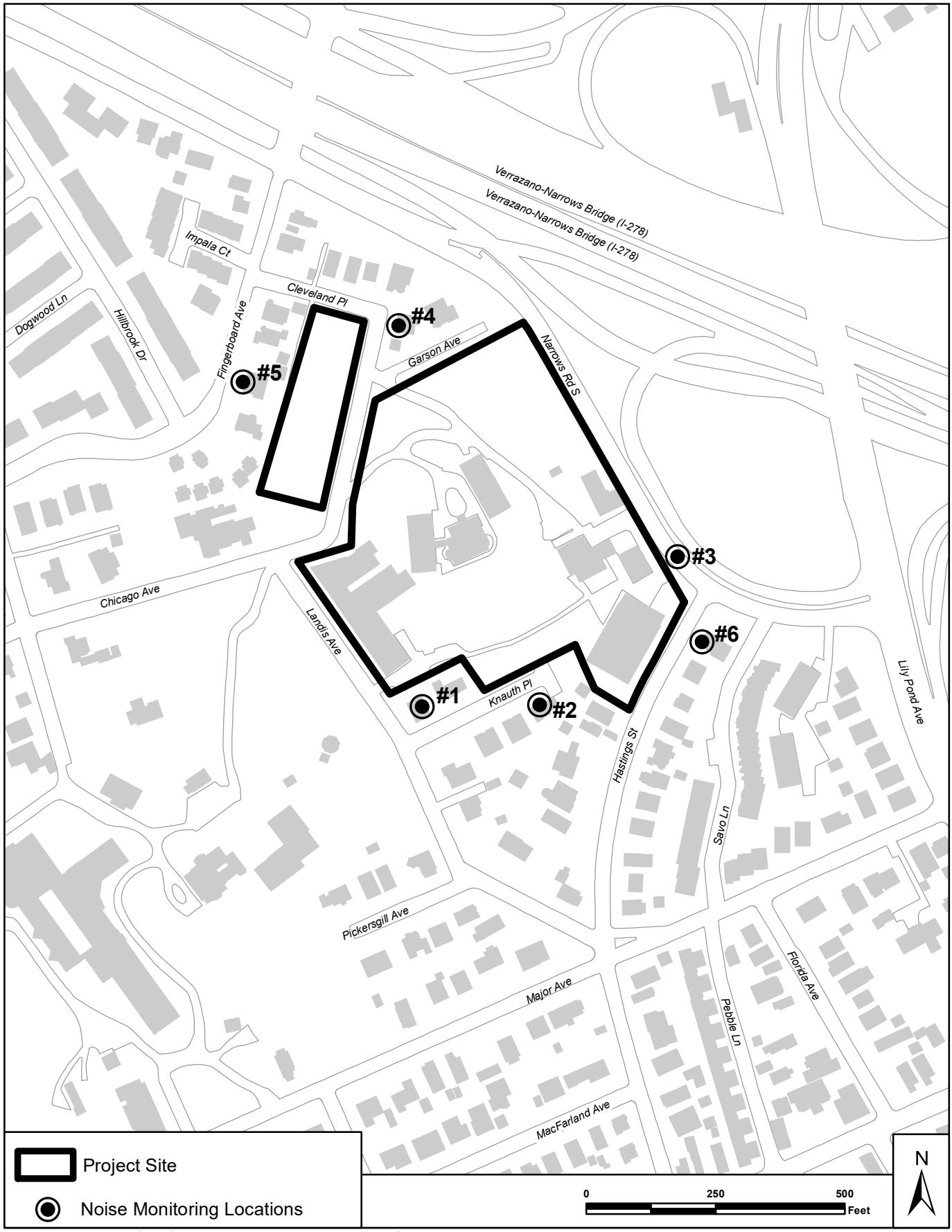
[B] The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All of the above categories require a closed window situation and hence an alternate means of ventilation.

[C] The required attenuation value is the difference between L_{build} and $L_{interior}$, using the appropriate noise descriptor
Where:
L_{build} is the projected noise level under the build condition rounded up to the whole number
$L_{interior}$ is the designed interior noise level (45 dB(A) for vehicular noise, 40 dB(A) for aircraft and train noise)

A. Existing Conditions

The project site comprises approximately 8.49 acres (370,029 sf) across two tax lots, Block 3087, Lot 1 and Block 3089, Lot 59. Block 3087, Lot 1 is an approximately 7.5-acre (326,927-sf) irregularly shaped lot that comprises the vast majority of Block 3087, bounded by Garson Avenue to the north, Hastings Street and Knauth Place to the south, Narrows Road South and I-278 to the east, and Cleveland Place and Landis Avenue to the west. Block 3089, Lot 59 is an approximately 0.99-acre (43,102-sf) rectangular lot located at the northeastern corner of Block 3089, bounded by Cleveland Place to the north and to the east, Chicago Avenue to the south, and Fingerboard Road and Columbia Avenue to the west. The surrounding area is characterized by a mix of residential and institutional land uses. There are no major stationary noise sources in the study area; traffic movements are the major existing sources of noise at and near the project site.

Noise Monitoring. Six representative locations, depicted on Figure 17-1, "Noise Monitoring Locations," are selected for noise measurement and impact assessment. These sites were selected based on a review of preliminary design plans provided for the proposed educational facilities and its outdoor athletic field and play yard. The six sites represent a reasonable worst-case scenario for assessing the project's potential noise exposure in the adjacent community and establishing the proper window attenuation requirements for the proposed PS/IS facility and shared facility for two IS/HS. Site #1 is on the sidewalk in front of 35 Landis Avenue near the southwestern corner of the project site. Site #2 is on the sidewalk in front of 40 Knauth Place bordering the southern end of the project site, near the proposed play yard. Site #3 is near the intersection of Garson Avenue and Narrows Road South, at the eastern edge of the project site near where the proposed athletic field would be. Site #4 is on 31 Cleveland Place at the northern end of the project site in the vicinity of neighboring residences. Site #5 is on 338 Fingerboard Road, to the west of Block 3089, Lot 59 on the project site, near a proposed parking lot. Site #6 is on 5 Hastings Street, opposite the southeastern corner of the project site where the athletic field is proposed, near adjacent residences. Existing noise levels will be collected as part of future Targeted EIS. These noise measurements will be recorded for a 20-minute duration per site per time period. The noise measurements will be collected during the following time periods: 7:00-9:00 AM, 11:00 AM-12:30 PM, and 2:00-4:00 PM.



Source: NYC Department of City Planning MapPLUTO 2023 v3; STV Incorporated, 2024.

Figure 17-1

NOISE MONITORING LOCATIONS

Proposed Redvelopment of the former St. John Villa Campus
57 Cleveland Place, Staten Island

B. The Future Without the Project

Assessment of existing conditions determined that noise in the study is primarily the result of traffic movements, and as no significant new noise generators are expected in the future without the proposed project, traffic movements are expected to remain the primary source of noise in the future without the proposed project. As described in the traffic analysis, there would not be a sufficient number of new vehicular trips in the future without the project to double the PCEs through any intersection, and so the *CEQR Technical Manual* threshold for detailed noise analysis would not be met, i.e., no perceptible increase in traffic noise exposure levels would be expected. Therefore, study area noise conditions in future without the proposed project, would be expected to remain similar to existing noise conditions.

C. Potential Effects of the Proposed Project

Mobile Source - Noise Impact Screening Assessment

As the proposed project includes a new PS/IS facility, shared facility for two IS/HS, and an athletic field, an increase in vehicular traffic traveling to and away from the project site is expected to occur owing to a combination of future staff automobiles and school bus movements. Therefore, a noise assessment that considers traffic noise exposure using the PCE-based methodology, per the guidance of the *CEQR Technical Manual*, will be provided as part of the future Targeted EIS.

Stationary Source – Playground Noise Assessment

An approximately 84,000-sf athletic field would be constructed at the southeastern portion of the project site. The athletic field would host athletic programs, including but not limited to soccer, football, field hockey, and lacrosse. Bleacher seating to accommodate approximately 700 viewers would occupy approximately 4,000 sf on the western side of the athletic field. Additionally, an approximately 16,000~~5,600~~-sf at-grade play yard would be provided on the southeastern side of the proposed PS/IS facility. Therefore, the potential impact of playground noise, which includes analysis of the proposed athletic field, will be considered at noise-sensitive properties closest to the athletic field and play yard in the future Targeted EIS.

New York City Noise Code

The proposed project's HVAC equipment, along with any other project-related outdoor mechanical devices, would be designed to meet the NYC Noise Code standards described in Table 17-3, "New York City Noise Code."

Table 17-3: New York City Noise Code

Octave Band Frequency (Hz)	Maximum Sound Pressure Levels (dB) as measured within a receiving property as specified below	
	Residential Receiving Property for mixed-use buildings and residential buildings (as measured within any room of the residential portion of the building with windows open, if possible).	Commercial Receiving Property (as measured within any room containing offices within the building with windows open, if possible).
31.5	70	74
63	61	64
125	53	56
250	46	50
500	40	45
1000	36	41
2000	34	39
4000	33	38
8000	32	37

Source: Section 24-232 of the Administrative Code of the City of New York, as amended December 2005.

School Interior Noise Levels

Based on the results of the detailed mobile-source analysis and the playground analysis, the future Targeted EIS will determine whether, and to what extent, exterior-to-interior window attenuation requirements would need to be established for the proposed educational facilities.

Summary

In summary the future Targeted EIS that will be prepared for the proposed project will provide detailed analyses of mobile source noise and playground noise. If determined necessary, exterior-to-interior window attenuation requirements would need to be established for the proposed educational facilities.

Chapter 18: Public Health

Public health includes the activities that society undertakes to create and maintain conditions in which people can be healthy. Per the guidance of the *CEQR Technical Manual*, the goal of environmental review with respect to public health is to determine whether adverse impacts on public health may occur as a result of a proposed project and, if so, to identify measures to mitigate such effects.

For most proposed projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other technical analysis areas, such as air quality, water quality, hazardous materials, or noise, no public health analysis is warranted.

Impacts related to air quality, water quality, and noise will be further analyzed as part of the future Targeted EIS; however, it is not anticipated that any potential impact would be to such a degree to result in a significant impact related to public health. Hazardous materials are anticipated to be present on site, based on the Phase I ESA and Phase II ESI prepared for the project site. However, with any such existing on-site contamination appropriately addressed through proper handling and disposal, and other measures (including the incorporation of a soil vapor barrier and a sub-slab depressurization system into the new building design; the characterization of excavated soil to identify material handling, reuse and/or disposal requirements; and the placement of two feet of environmentally clean fill over all landscaped areas), no public health issues related to hazardous materials are expected with the proposed project. Therefore, it is not anticipated that the proposed project would result in significant adverse impacts to public health; however, additional information related to air quality, water quality, and noise as they relate to public health will be further assessed in the future Targeted EIS.

Chapter 19: Neighborhood Character

The *CEQR Technical Manual* defines neighborhood character as the amalgam of various elements that give a neighborhood its distinct personality, including land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic, and noise. The *CEQR Technical Manual* recommends an assessment of potential impact on neighborhood character when the proposed project has the potential to result in significant adverse impacts in the following areas: land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise. An assessment of neighborhood character is also a means of summarily describing whether the proposed project would be compatible with its surroundings.

A. Existing Conditions

As described in Chapter 1, "Project Description," the project site comprises two lots (Block 3087, Lot 1 and Block 3089, Lot 59) at 57 Cleveland Place in the Arrochar section of Staten Island. The project site has a gross land area of approximately 8.49 acres (370,029 sf) and is currently occupied by eight buildings: the Villa, Former Elementary School, Chapel Building, Former Annex, Garage, Former High School and Addition, Former Pre-K Center, and Gymnasium. Much of the interior of the project site is not visible from the surrounding streetscapes due to topography, landscaping, and the arrangement of buildings. The defining features of the project site to the surrounding community comprise the Chapel building, which is visible from Cleveland Place, the Former High School and Addition that front Landis Avenue and Cleveland Place, the landscaping, and the stonewalls and gates along the perimeter of the project site along Cleveland Place. The entire project site, and therefore all of the buildings on the project site, are part of the S/NRHP-eligible former St. John Villa Campus, which has been vacant since the closure of the academy in 2018.

The project site contributes to the low-density, suburban character of the study area. This character is reinforced by the St. Joseph Hill Academy, another large institutional campus located immediately west of the project site across Landis Avenue. To a lesser but still notable degree, Geller House is another institutional site providing youth services, west of the project site along Chicago Avenue. These institutional uses afford ample landscaping and low-density environments that are perceptible to pedestrians along the surrounding streets.

Outside of institutional uses, the study area is almost entirely residential. Residential uses primarily consist of single-family, detached residence with yards and driveways. However, there is a multi-family complex in the northern portion of the study area along Hillbrook Avenue, as well as attached, single-family residences along Savo Lane and Impala Court. Although, even with the slightly high-density residential development, heights are generally limited to two to three stories. Therefore, the overall impression of the study area is suburban residential.

Although the study area contains no publicly accessible open spaces, the landscaped institutional campuses, residential lots with front yards, and street trees along residential roads, offer pedestrians ample views of plant life and greenery. The nearest publicly accessible open spaces include Angel Triangle, Staats Circle, and Arrochar Playground. Angel Triangle lies at the intersection of Fingerboard Road and Hylan Boulevard and is primarily used as a 9/11 memorial. Staats Circle lies at the intersection of Hylan Boulevard, West Fingerboard Road, and Sand Lane, and is a small, grassy park with no benches or lighting fixtures. The Arrochar Playground contains two basketball courts, a turf field, and play structures. It is adjacent to PS 39 and used by the school as a play yard. It is accessible to the public only during non-school hours.

West of Narrows Road South, the study area contains I-278 leading to the Verrazano-Narrows Bridge, as well as entrance and exit ramps. Narrows Road South serves as a boundary between the Arrochar neighborhood to the west and the network of high-capacity roadways to the east.

B. The Future Without the Project

If the proposed project is not built, it is expected that the project site would continue to reflect current conditions, with the existing unused educational buildings remaining. There are no construction projects, planned or underway, in the neighborhood, so neighborhood character would likely remain the same as it exists today in the future without the proposed actions.

C. Potential Effects of the Proposed Project

The proposed actions would entail the demolition of all buildings on the project site with the exception of the Chapel Building. In place of the demolished buildings, the following buildings would be constructed: an approximately 90-foot-tall (with rooftop mechanical equipment) PS/IS facility would be built along Landis Avenue; an approximately 90-foot-tall shared facility for two IS/HS would be constructed at the northeastern corner of the project site near Garson Avenue; and a one-story maintenance building would be constructed on the southeastern portion of the project site near Hastings Street.

As described in Chapter 7, "Historic and Cultural Resources," the SCA and OPRHP signed a LOR regarding the demolition of structure on the S/NRHP-eligible site. As part of that agreement, the SCA has agreed to renovate and maintain the S/NRHP-eligible Chapel Building, as well as to maintain or reconstruct the existing stone wall, iron fencing, and gates located at a portion of the project site's perimeter. This resolution allows for both the redevelopment of the project site to meet the needs of the proposed project and the maintenance of key historic elements of the project site that are most visible from the surrounding streetscapes. Therefore, while the proposed project would alter an existing visual resource, the prominent Chapel Building would be maintained, as would perimeter historic features (stone walls, iron fencing, and gates). Additionally, where the Former High School and Addition fronts Landis Avenue, the proposed PS/IS would be constructed in a similar location, thereby maintaining the visual connection and streetwall. Further, new landscaping features that would be introduced as part of the proposed project would reestablish the greenery that is part of the pedestrian experience in the study area. While the proposed project would remove S/NRHP-eligible resources from the study area, the elements with prominent connections to the surrounding neighborhood would be maintained and the project site's former education function would be reestablished, thereby maintaining key aspects of the site that contribute to neighborhood character.

Additionally, the proposed project would not result in any significant adverse impacts related to land use, zoning, and public policy; socioeconomic conditions; open space; or urban design and visual resources. Rather, the proposed project would reestablish the currently vacant project site to its former academic campus use. The form and function of the proposed project would maintain and expand on the key elements that comprise the study area's low-density, residential neighborhood character. Therefore, it is not anticipated that the proposed project would result in significant adverse impacts to neighborhood character; however, additional information related to archaeological resources, shadows, transportation, and will be further assessed in the future Targeted EIS.

Chapter 20: Construction-Related Impacts

According to the *CEQR Technical Manual*, analyses of construction duration are often broken down into short-term (less than two years) and long-term (two or more years). Where the duration of construction is expected to be short-term, any impacts generally do not require detailed assessment. The anticipated construction period for the proposed project would exceed two years. Therefore, per the guidance of the *CEQR Technical Manual*, detailed construction-period analyses are warranted. Analyses of potential construction-period impacts to transportation, air quality, noise, as well as other relevant technical areas, will be provided as part of the future Targeted EIS.