

**Proposed Redevelopment of the former St. John Villa Campus
at 57 Cleveland Place (Richmond County)
Final Scope of Work to Prepare a Targeted Environmental Impact Statement**

FOREWORD

This document is the final scope of work (FSOW) to Prepare a Targeted Draft Environmental Impact Statement (DEIS) to inform the environmental review process for the Proposed Redevelopment of the former St. John Villa Campus. This FSOW has been prepared to describe the Proposed Project (as defined below), present the proposed analytical framework and methodologies for the Targeted DEIS analyses, and discuss the procedures to be followed in the preparation of the Targeted DEIS. The Targeted DEIS will be prepared pursuant to the New York State Environmental Quality Review Act (SEQRA) codified in Article 8 of the Environmental Conservation Law, and its implementing regulations at 6 NYCRR Part 617. The New York City School Construction Authority (SCA) is serving as the lead agency under SEQRA.

The Draft Scope of Work (DSOW) to Prepare a Targeted DEIS was originally published on February 21, 2024 and discussed during a March 7, 2024 virtual public scoping meeting. Subsequently, a revised DSOW was published on May 1, 2024, and a second public scoping meeting held as a hybrid event (i.e., simultaneously in-person and virtual) on May 16, 2024. The FSOW to Prepare a Targeted DEIS includes responses to comments received during both public scoping meetings as well as written comments accepted through the close of the public comment period, which ended at 5:00 P.M. on June 3, 2024. Responses to comments received on the DSOW are provided as an appendix to this FSOW document.

Excluding this Foreword, changes to this FSOW since the publication of the initial DSOW on February 21, 2024 are marked by double-underlining (e.g., double-underlining) for new text and strike-through (e.g., ~~strikethrough~~) for deletions. These changes are outlined in the table below.

Changes Made Since the Initial Publication of the DSOW

	2/21/2024 DSOW Publication	5/1/2024 DSOW Publication	Increment/Change between 2/21/2024 DSOW Publication and 5/1/2024 DSOW Publication	Increment/Change between 5/1/2024 DSOW Publication and 6/28/2024 FSOE Publication
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.	No Change
# 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	No Change
# 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	No Change
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	No Change
Play Yard	5,600-gsf play yard associated with the PS	16,000-gsf play yard associated with the PS/IS	+10,400 gsf	No Change
Construction Schedule	72 months	70 months	-2 months	No Change
Site Plan	Refinements to the site plan are reflected in Figure 2, "Conceptual Site Plan."			No Change
*Note: In addition to the changes outlined in this table, this DSOW also reflects editorial revisions made since the 2/21/2024 publication.				

A. Introduction

On behalf of the New York City Department of Education (DOE), the New York City School Construction Authority (SCA) proposes to create ~~three~~ two 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 (Richmond County) (see Figure 1, “Project Location”).~~¹ 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 gymnasium, auditorium, kitchen, 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 program² in the Borough of Staten Island. Pursuant to the New York State Environmental Quality Review Act (SEQRA), codified in Article 8 of the Environmental Conservation Law, and its implementing regulations (6 NYCRR Part 617), on behalf of the DOE, the SCA intends to prepare a Targeted Environmental Impact Statement (EIS) for the proposed project. The SCA is proposing to serve as the Lead Agency for SEQRA.

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 (see Figure 2, “Conceptual Site Plan”). The proposed shared IS/HS 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, and 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.

¹ The proposed schools would collectively introduce ~~2,114~~ 1,990 new school seats to the project site.

² 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.

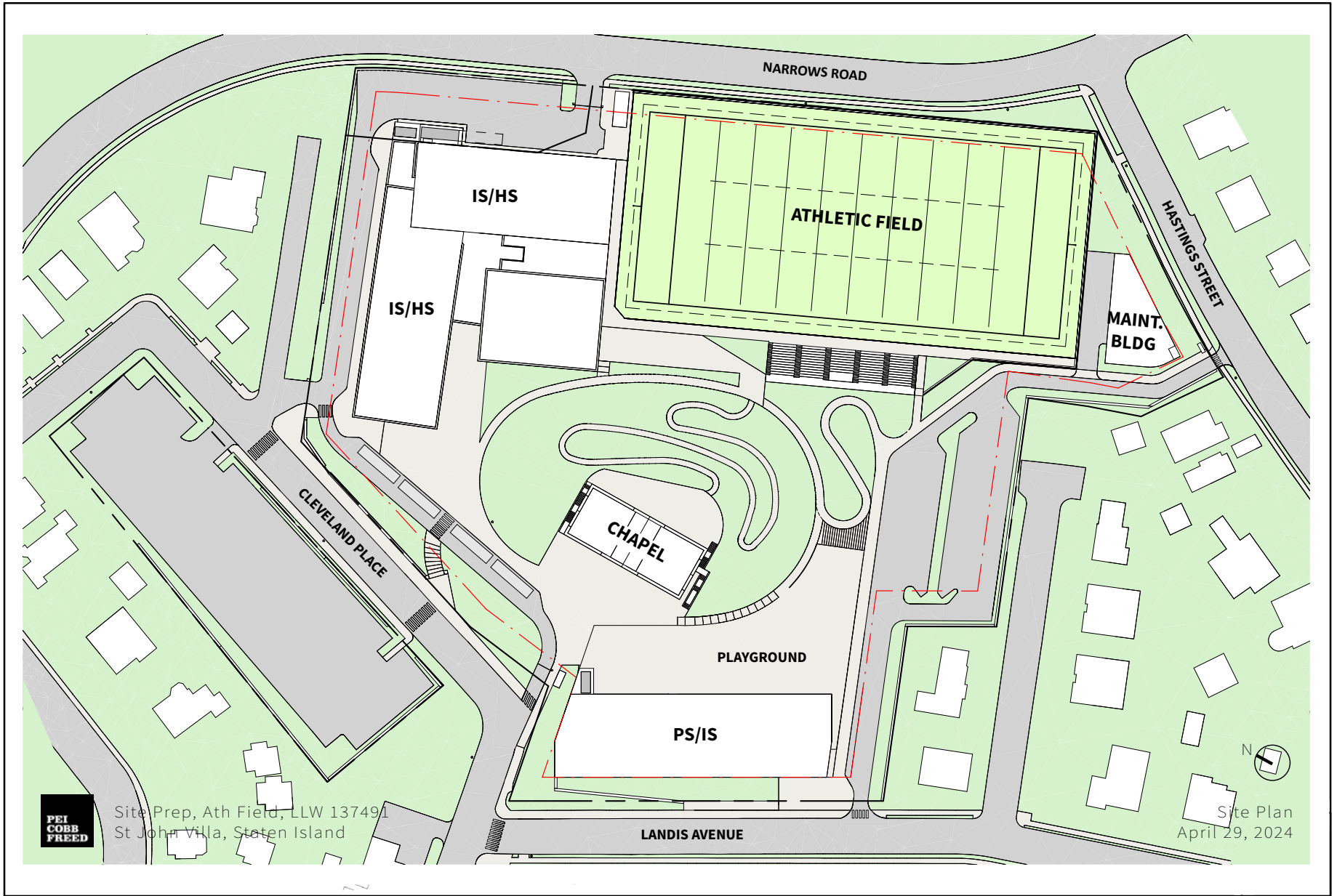


Source: National Geographic Society, i-cubed, 2013; STV Incorporated, 2024.

Figure 1

**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 2

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

CONCEPTUAL SITE PLAN

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 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”), Chapel Building, Former Elementary School, 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. Given the topography of the site, extensive grading would likely be necessary to accommodate the proposed school facilities.

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 Q4 fall 2024 and would conclude in Q3 fall 2030. Therefore, 2030 is assumed for the analysis year (“build year”).

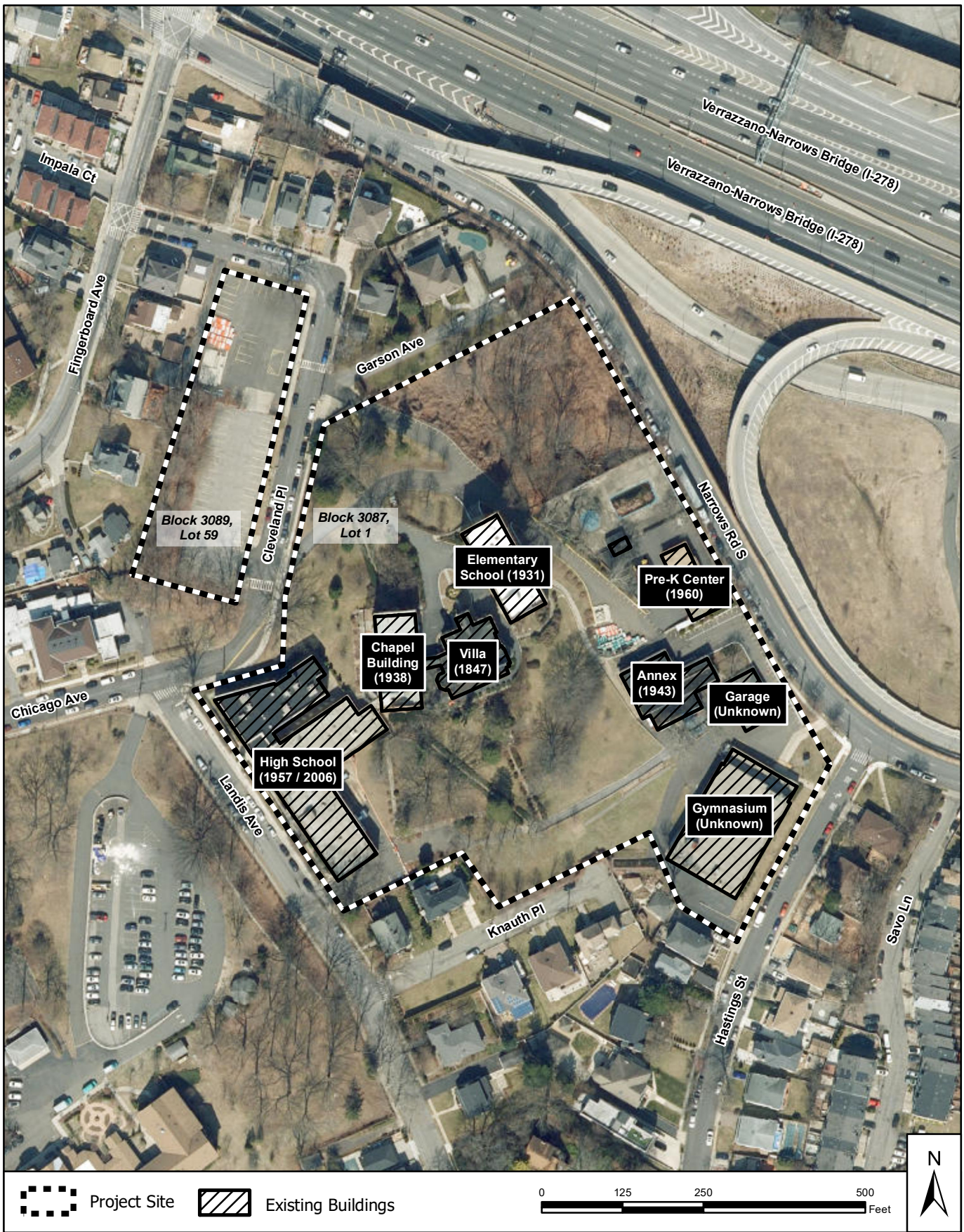
B. Project Description

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.

Project Site

The project site is approximately 8.49 acres (370,029-square-foot [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 as an R1-2 residential zoning district, in which schools are permitted as-of-right.



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 3
**AERIAL VIEW
PROJECT SITE**

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 stand the majority of the existing elements of the former St. John Villa Campus. 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 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.
 - **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 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 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 plantings beds, shrubbery, and mature trees, as well as a tree-covered area to 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 grade 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.

Proposed Actions

Construction of the approximately ~~764-736~~ 96-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, 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 59.³ The Chapel Building located on the central portion of Block 3087, Lot 1 would be preserved as part of the proposed actions. Construction would be phased beginning in Q4 fall 2024 (see Table 1, “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: Construction Phasing Plan

Phase	Start	End
Demolition	September <u>Q4</u> 2024	February <u>Q1</u> 2025
Site Work, Grading, and Utilities	February <u>Q1</u> 2025	December <u>Q4</u> 2025
Construction of Shared IS/HS Facility <u>for two IS/HS</u> and Athletic Field*	September <u>Q3</u> 2025	August <u>Q3</u> 2029
Construction of PS/IS facility and Renovation of Chapel Building*	September <u>Q3</u> 2025	September <u>Q3</u> 2030
*Note: It is anticipated that the shared IS/HS facility <u>for two IS/HS</u> would be operational in fall <u>Q3</u> 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~~ 96-sf, standalone structure (see Table 2, “Project Elements”). It would provide approximately ~~764-736~~ 96 seats, including approximately 96 District 75 seats, for students in grade levels pre-kindergarten through five, and would include classrooms

³ Per the New York City Department of Finance Record, the SCA acquired Block 3089, Lot 59 and Block 3087, Lot 1 in 2019.

for those grade levels, special education (District 75) classrooms, specialized instruction classrooms, science labs and resources rooms, a gymnasium 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.

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

Table 2: Project Elements*

Project Element	Area (sf)	Total Seats	Non-D75 Students	D75 Students	Teachers and Staff**	Parking Spaces
PS/ <u>IS</u>	<u>96,381 sf</u> 92,303 sf	<u>764</u> 736	<u>668</u>	96	<u>99</u> 96	--
<u>Shared Facility for two IS/HS</u>	<u>186,405 sf</u> 165,739 sf	<u>1,350</u> 1,254	<u>1,254</u>	96	<u>158</u> 148	--
Athletic Field (including bleachers)	84,000 sf	--	==	--	--	--
Renovated Chapel Building	21,700 sf	--	==	--	--	--
Maintenance Building	<u>3,275 sf</u> 2,200 sf	--	==	--	--	--
Staff Parking Lot on (including landscaping)	41,996 sf	--	==	--	--	98
Internal Driveway Network on (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, which could 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.

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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.

C. PROPOSED SCOPE OF WORK FOR THE TARGETED EIS

The Targeted EIS will contain:

- A description of the proposed project and its environmental setting;
- A statement of the environmental impacts of the proposed project, including its short- and long-term effects, and typical associated environmental effects;
- An identification of any significant adverse environmental effects that cannot be avoided if the proposed project is completed;
- A discussion of alternatives to the proposed project;
- An identification of any irreversible and irretrievable commitments of resources that would be involved if the proposed project is built; and
- A description of mitigation measures proposed to avoid or minimize any significant adverse environmental impacts.

Except where otherwise noted in methodologies of respective technical analyses, as described herein, most Targeted EIS analyses for the proposed project will be performed for the 2030 build year, when the proposed project is expected to be completed and fully operational. For this build year, the Targeted EIS will assess the potential for the proposed project to result in any significant adverse impacts by comparing conditions anticipated with the proposed project fully constructed and operational (“With-Action conditions”) to conditions expected without the proposed project (“No-Action conditions”). The Targeted EIS will assume that the physical condition of the project site in the future without the proposed project would resemble existing conditions with the existing campus buildings remaining on-site and vacant. In

addition, the Targeted EIS also will account for other “background projects” and/or changes expected to occur independent of the proposed project but in the vicinity of the project site, as appropriate.

Consistent with SCA practices, because the proposed project would be developed in New York City, this Targeted EIS will be prepared generally following the guidelines of the *New York City Environmental Quality Review (CEQR) Technical Manual*.⁴ In this way, the proposed project may be assessed in a manner that appropriately reflects the urban conditions and setting of the project site.

Scope of Work for Detailed Analyses

TASK 1: PROJECT DESCRIPTION

The first chapter of the Targeted EIS will introduce the reader to the proposed project and present the analytical framework used to assess potential impacts. The chapter will contain project identification; the background and history of the proposed project and project site; a statement of purpose and need for the proposed project; a detailed description of the proposed actions necessary to achieve the proposed project; a description of the development program, project siting, and design; and a discussion of approvals required, procedures to be followed, and the role of the Targeted EIS in the process. This chapter is the key to understanding the proposed project and its impacts and gives the public and decision-makers a base from which to evaluate the proposed project against the future without the proposed project.

TASK 2: SHADOWS

A shadows analysis assesses whether new structures resulting from an action would cast shadows on sunlight-sensitive resources of concern, such as publicly accessible open space, sunlight-sensitive architectural resources, natural resources, or Greenstreets, and the significance of their impact. This chapter will examine the potential for the proposed actions to result in significant adverse shadow impacts pursuant to *CEQR Technical Manual* criteria and with reference to the analyses presented in other technical areas.

Generally, the potential for shadow impacts exists if an action would result in new structures or additions to buildings resulting in structures of over 50 feet in height that could cast shadows on sunlight-sensitive resources, as defined by the *CEQR Technical Manual*. New construction or building additions resulting in incremental height changes of less than 50 feet could also potentially result in shadow impacts if they are located adjacent to, or across the street from, a sunlight-sensitive resource of concern.

The proposed actions would permit development of buildings greater than 50 feet in height on the former St. John Villa Campus, which is eligible for inclusion on the State/National Register of Historic Places (S/NRHP). While the proposed actions would entail the demolition of several buildings on the campus and

⁴ The Targeted EIS will use the most recent version of the New York City Mayor’s Office of Environmental Coordination *CEQR Technical Manual*, last updated December 2021. The *CEQR Technical Manual* can be accessed here: https://www1.nyc.gov/assets/oec/technical-manual/2021_ceqr_technical_manual.pdf.

the regrading of the site's landscaping, the Chapel Building would be preserved. The S/NRHP-eligible Chapel Building contains design elements that contrast light and dark design elements (e.g., deep window reveals) as well as architectural ornamentation that may be considered sunlight-sensitive per the *CEQR Technical Manual*. As such, a preliminary screening will be prepared and, if determined necessary, a detailed analysis. The steps from a preliminary assessment to a detailed analysis are as follows:

- A preliminary shadows screening assessment ascertains whether the shadows from the proposed project may reach any sunlight-sensitive resources of concern at any time of year, as described following:
 - A Tier 1 Screening Assessment ascertains whether the shadows cast by projected and potential development would reach any sunlight-sensitive resources of concern at any time of year. The longest shadow study area will be calculated by multiplying a factor of 4.3 times a structure's maximum feasible height, including all rooftop mechanical equipment, parapets, and any other parts of the building; this calculation is used to determine the longest shadow that could be created by this building in New York City on the winter solstice, December 21. This longest shadow is then used to define a reasonably conservative study area the Tier 2 Screening Assessment.
 - A Tier 2 Screening Assessment ascertains if any part of an identified sunlight-sensitive resource of concern lies within the longest shadow study area. The Tier 2 assessment determines the triangular area that cannot be shaded by the proposed project due to the path of the sun across the sky, which in New York City is the area that lies south of a structure, between -108 and +108 degrees from true north.
 - If any portion of a sunlight-sensitive resource of concern is within the area that could be potentially shaded by the proposed project, a Tier 3 Screening Assessment will be conducted. The Tier 3 Screening Assessment determines if shadows resulting from the proposed project can reach a sunlight-sensitive resource of concern using three-dimensional computer modeling software with the capacity to accurately calculate shadow patterns taking into consideration not only building heights but topography as well.
- If the screening analysis does not rule out the possibility that action-generated shadows would reach any sunlight-sensitive resources of concern, a detailed analysis of potential shadow impacts will be provided in the Targeted EIS. The detailed shadow analysis establishes a baseline condition based on the No-Action conditions, which is compared to the With-Action conditions to illustrate the shadows cast by existing or future buildings and distinguish the additional (incremental) shadow resulting from the proposed project. A detailed analysis includes graphics illustrating these conditions, a summary table summarizes the entry and exit times of incremental shadows on sunlight-sensitive resources, and an assessment of the significance of shadow impacts on the relevant sunlight-sensitive resource(s).

TASK 3: HISTORIC AND CULTURAL RESOURCES

The *CEQR Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archeological importance. This includes designated NYC Landmarks; properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (NYCLPC); properties listed on or determined eligible for the S/NRHP or contained within a district listed on or determined eligible for S/NRHP listing; properties recommended by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) for listing on the S/NRHP; and National Historic Landmarks.

Based on the guidance of the *CEQR Technical Manual*, a Historic and Cultural Resources chapter will be prepared that will assess the proposed project's potential effects on architectural and archaeological resources.

Historic/Architectural Resources

The project site comprises the S/NRHP-eligible former St. John Villa Campus. The campus contains eight buildings: the Villa, Chapel Building, Former Elementary School, Former Pre-K Center, Former Annex, Garage, Former High School and Addition, and Gymnasium. All of these buildings but for the Gymnasium are contributing elements to the overall St. John Villa Campus. The proposed project would require the demolition of all buildings except for the Chapel Building and extensive grading would likely be necessary to accommodate the proposed school facilities. The SCA has initiated consultation with OPRHP. An assessment of architectural resources will be provided in the Targeted EIS informed by the SCA's consultation with OPRHP.

Archaeological Resources

Due to the historic nature of the St. John Villa Campus, the Targeted EIS will include an archaeological impact assessment. This assessment will include documentary research and, if necessary, recommendations as to testing will be included in the Targeted EIS. This comprehensive documentary report is often referred to as a Phase 1A report; the subsequent testing, if indicated, is referred to as a Phase 1B.

A Phase 1A technical report will be prepared based on the documentary research. Any portions of the property with potential resources that may be disturbed or destroyed by the proposed project will be identified. If necessary, recommendations will be made for testing and mitigation.

TASK 4: WATER AND SEWER INFRASTRUCTURE – SEWERS AND STORMWATER ASSESSMENT

The project site is located in an area with a combined sewer system and is on the border between two service areas, Oakwood Beach Wastewater Resource Recovery Facility (WRRF) and Port Richmond WRRF. Which WRRF the proposed project will connect to will be determined in consultation with the New York State Department of Environmental Conservation (NYSDEC). 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 will be required.

The preliminary analysis of sewers focuses on the effects of increased sanitary and stormwater flows on the City's infrastructure serving the site. Therefore, the study area for the proposed project will include either the Oakwood Beach or Port Richmond WRRF and the conveyance system comprising the plant's drainage basin and affected sewer system. The study area will be defined in accordance with the *CEQR Technical Manual*, and the following steps will be completed per CEQR methodologies:

- **Existing conditions.** Describe the existing wastewater and stormwater conveyance systems and the Oakwood Beach or Port Richmond WRRF and determine the existing sanitary flows or treated wastewater flows resulting from the area of the proposed project.
- **No-Action and With-Action conditions.** Future No-Action conditions estimates of the expected sanitary flows or treated wastewater flows will be determined based on *CEQR Technical Manual* guidance; should other topical areas (e.g., Land Use, Zoning, and Public Policy) reveal No-Action projects, they may be included in the future No-Action conditions for the assessment of sewers, if appropriate. The volume and peak discharge rates of stormwater and sewage expected from the site with the proposed project will be determined for a range of rainfall events. The New York City Department of Environmental Protection (NYCDEP) matrix in Worksheet 2 in the *CEQR Technical Manual* will be used for this purpose. If the matrix analysis indicates an increase of 2 percent or more over existing conditions for dry and wet weather flows from the project site for any rainfall event that would discharge to the Jamaica Bay watershed, then, per the *CEQR Technical Manual* procedure, the matrix should be reviewed by NYCDEP for guidance as to whether further modeling is necessary. Conditions on the project site with and without the proposed project will be described in the Targeted EIS and presented in a tabular format, per the guidance of the *CEQR Technical Manual*, and summarily described in the Targeted EIS.

TASK 5: TRANSPORTATION

The transportation analyses conducted for the proposed actions will include traffic, transit, and pedestrian analyses to determine the potential impacts associated with the proposed actions. In addition, vehicular crash analyses will also be presented and the parking demand generated by the proposed actions will also be considered in a parking analysis.

Traffic Analysis

According to the *CEQR Technical Manual*, significant adverse impacts would be unlikely (and a detailed traffic assessment typically not warranted) with a project that would generate fewer than 50 new vehicle trips in any peak hour. However, the proposed project would be expected to exceed the 50-trip *CEQR Technical Manual* analysis threshold, compared to No-Action conditions. Therefore, detailed traffic analyses are proposed. These traffic analysis tasks will be undertaken as described following:

- **Existing conditions.** To develop the understanding of existing conditions, data collection will be undertaken as follows:
 - Conduct traffic counts at traffic analysis locations via a mix of automatic traffic recorder (ATR) machine counts and intersection turning movement counts (TMC). ATRs will provide continuous 24-hour traffic volumes for nine days (five weekdays and two weekends), summarized in 15-minute intervals, and used to identify the temporal distribution of traffic along the principal corridors serving the project site.
 - Collection of video turning movement and vehicle classification count data will be conducted during the weekday school arrival 6-9 AM and dismissal 2-4 PM peak periods at study intersections and for the Saturday afternoon period between 12-5 PM. The weekday traffic data will be used for the school operation and construction peak hour analysis and the Saturday traffic data will be used to analyze a potential sports event on the athletic field. The data will be collected simultaneous with the ATR counts, on one weekday (either Tuesday, Wednesday, or Thursday) when school is in session and one Saturday. Where applicable, available information from recent studies in the vicinity of the study area will be compiled.
 - Inventory physical and operational data as needed for capacity analysis purposes at each of the analyzed locations. The data collected will be consistent with current *CEQR Technical Manual guidelines* and will include such information as street widths, number of traffic lanes and lane widths, pavement markings, turn prohibitions, parking regulations, and signal phasing and timing data. Official signal timings will be obtained from the New York City Department of Transportation (NYCDOT).
 - Perform observations of traffic conditions including vehicular delays and queues in the study area during the morning and afternoon peak periods.
 - Development of existing traffic volumes in the study area during the weekday morning and afternoon peak hours and Saturday midday peak hour.
 - Using 2000 Highway Capacity Manual (HCM2000) methodologies, determine existing traffic conditions at study locations including capacities, volume-to-capacity (v/c) ratios, average control delays per vehicle and levels of service (LOS) for each lane group and intersection approach, and for the intersection overall.
- **No-Action conditions.** For the proposed project, planned projects that would be developed in the area in the No-Action conditions will be identified, and the associated future No-Action conditions travel demand generated by these projects will be determined. The future traffic volumes from No-Action projects will be estimated using published environmental assessments or forecasted based on current *CEQR Technical Manual guidelines*, U.S. Census data, and/or data from other secondary sources. An annual growth rate will be applied to existing traffic volumes to account for general background growth, per *CEQR Technical Manual*

guidelines. Mitigation measures planned for No-Action projects will also be reflected in the future No-Action traffic network as will any relevant initiatives planned by NYCDOT and other agencies. No-Action traffic volumes will be determined, v/c ratios, and levels of service will be calculated, and congested intersections will be identified.

- **With-Action conditions.** Future traffic volumes during the weekday morning and afternoon peak hours and Saturday midday peak hour as a result of the proposed project would be developed for the future school opening year. Any physical changes to the roadway network due to the proposed project will be reflected in the Build volumes. Site-generated peak hour volumes will be superimposed onto corresponding No Build volumes.

Analysis of the three peak hour traffic conditions will be conducted using the HCM2000 methodologies and Synchro 11 software. The resulting v/c ratios, delays and LOS for the future With-Action conditions will be determined and significant traffic impacts will be identified in accordance with current *CEQR Technical Manual* criteria.

For those intersections identified to experience a significant traffic impact, potential traffic mitigation measures will be evaluated, as appropriate, in consultation with NYCDOT. Potential traffic mitigation could include both operational and physical measures such as changes to roadway approach pavement markings, curbside parking regulations, traffic signal timing and phasing, roadway widening, and new traffic signal installations.

Bus Analysis

As the proposed project potentially would add 50 or more trips per direction through the peak load point on one or more bus routes, a bus analysis is warranted and will be undertaken according to the following steps:

- **Existing conditions.** A detailed bus-line haul analysis will be performed for the AM and PM peak hours for all bus routes that exceed *CEQR Technical Manual* thresholds for analysis. Existing peak hour bus service levels and maximum load-point ridership will be documented. The study will likely focus on the S51, S52, S53, S78, S79, and S93 routes that serve the project site. A Saturday midday transit analysis is not anticipated to be necessary.
- **No-Action and With-Action conditions.** Future No-Action and With-Action conditions will be determined, in a manner similar to that described above for existing conditions analyses. The effects of new project-generated peak hour trips will be determined, and bus transit mitigation, if warranted, will be identified in consultation with NYCT.

Pedestrian Analysis

Project-generated pedestrian demand may be significant given the proposed student enrollment, which would be expected to generate substantial numbers of walk trips in the immediate area to connect to residential areas and bus stops. This task will be undertaken in accordance with the following steps:

- **Existing conditions.** Pedestrian locations that serve the local buses in the area will be examined, including sidewalks and crosswalks in the immediate vicinity of the project site. A quantitative analysis of pedestrian conditions will be prepared focusing on sidewalks, corner areas and crosswalks in the vicinity of the project site expected to be used by 200 or more project-generated pedestrian trips during one or more peak hours. Pedestrian analyses will be performed for the weekday AM (school arrival) and PM (school dismissal) peak hours. A Saturday midday pedestrian analysis is not anticipated to be necessary.
- **No-Action and With-Action conditions.** The analysis will evaluate No-Action and With-Action conditions during the weekday AM and PM peak hours, and the potential for incremental demand from the proposed project to result in significant adverse impacts based on current *CEQR Technical Manual* criteria. Potential measures to mitigate any significant adverse pedestrian impacts will be identified and evaluated.

Crash Analysis

An examination of vehicular crash analyses will be conducted. Crash data for study area intersections from the most recent three-year period will be obtained from NYCDOT. These data will be analyzed to determine if any of the studied locations may be classified (according to *CEQR Technical Manual* criteria and/or the latest NYCDOT methodology) as “high” vehicle crash or high pedestrian/bike crash locations and whether trips and changes resulting from the proposed project would adversely affect vehicular and pedestrian safety in the area. If any high-crash locations are identified, feasible improvement measures will be explored to alleviate potential safety issues. As appropriate, improvements expected to alleviate identified potential vehicular and pedestrian safety issues will be described in the Transportation chapter of the Targeted EIS.

Parking Analysis

Parking demand attributable to the proposed schools will be analyzed. To begin, on-site parking will be evaluated to determine whether project-generated demand will be accommodated. A detailed parking assessment will be conducted. The detailed parking assessment will comport with guidance provided in the *CEQR Technical Manual* and consist of the following steps:

- **Existing conditions.** An inventory will be made of the supply and utilization of all off- and on-street parking locations within ¼-mile (a typical ‘walkable’ radius) of the project site. Parking data will be collected during the weekday morning and midday periods when school is in session. Parking data will also be collected during the Saturday afternoon period to analyze a potential sports event on the athletic field. An estimate will be made of project-related parking demand and a quantitative analysis of the parking area will be conducted to determine the impact of the proposed campus on peak-hour parking conditions in the area.
- **No-Action conditions.** Future parking availability in the ¼-mile study area will be projected, based on anticipated background growth rates and forecasts of demand from the proposed No Build projects.

With-Action conditions. The future conditions with the proposed actions will be evaluated based on consideration of two factors: the proposed on-site parking supply attributable to the proposed project, and the potential capacity off-site that would be expected to be available to accommodate any overflow parking demand from the proposed project, thus adding to the overall new on-street parking demand. Any potential parking shortfall within the study area will be identified. If the parking analysis determines that on-site parking supply would meet future parking demands, then an analysis of the off-site parking supply would not be warranted or conducted for the Targeted EIS.

TASK 6: AIR QUALITY

Air quality analyses will be carried out in accordance with the *CEQR Technical Manual*, as well as other relevant guidance and protocols provided by NYSDEC, NYCDEP, and the U.S. Environmental Protection Agency (USEPA). The proposed air quality analyses will evaluate both stationary source impacts and mobile source impacts.

Mobile Source Analysis

Based on a preliminary review of the study area roadway configuration and traffic patterns for the No-Action and With-Action conditions, it is anticipated that projected vehicle trips generated by the proposed actions may exceed the CO threshold of 170 vehicles in a peak hour at a number of intersections in the study area. The intersection that is predicted to have the highest increment will be selected for CO mobile source detail analysis.

For PM_{2.5}, the screening procedure outlined in the *CEQR Technical Manual* is based on determining 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 Section 201 of the *CEQR Technical Manual* will be used to calculate the equivalent 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 project and assigns these classifications to vehicle categories using a table referenced in the *CEQR Technical Manual*. Roadway classifications will be determined by corridor at each intersection, based on NYCDOT functional class criteria and With-Action traffic volumes.

The intersection that is predicted to have the highest increment will be selected for a detailed mobile source analysis of PM (PM_{2.5} and PM₁₀).

A detailed parking lot analysis will be conducted in accordance with the guidance of the *CEQR Technical Manual* for CO, PM_{2.5}, and PM₁₀.

Stationary Source Analysis

For stationary sources, there are three considerations: the potential impact of existing pollutant emissions sources on the proposed project, the potential effect ~~that~~ of emissions from the proposed project on existing sensitive uses, and the potential effect ~~that~~ of emissions from the proposed buildings on the proposed buildings. Therefore, an analysis of stationary sources will be performed, starting with identification of existing stationary major sources of air pollution in the project vicinity. Stationary source emissions in the With-Action conditions will be evaluated. The emissions from the proposed school buildings will be evaluated based on the stationary source *CEQR Technical Manual* screening procedure, considering fuel type, usage, facility type, and proposed stack location. The impacts from the proposed school buildings to the proposed buildings will be evaluated based on procedures of *CEQR Technical Manual*. Should a screening (nearby residential and institutional buildings) fail to eliminate the proposed school buildings as a significant contributor of pollution, a detailed analysis will be conducted as a contingency.

Pollutant emissions from existing industrial sources in the vicinity would also be examined. Should field investigations identify industrial emission sources nearby the proposed site, an air toxics screening assessment will be conducted. Pending the results of this assessment, a more detailed industrial source assessment may be required.

Potential project-related impacts on air quality for the future analysis year for both mobile and stationary sources will be reviewed in accordance with the air quality compliance programs in the State Implementation Plan (SIP). Study results will be summarized in a statement, which indicates whether the proposed project is consistent with the policies in the SIP. Any mitigation measures necessary to result in project compliance with the SIP will be highlighted in the study results.

TASK 7: NOISE AND VIBRATION

The operation of an educational facility of this size could potentially result in both mobile and stationary source noise impacts. The principal sources of noise resulting from the operation of the proposed new school buildings would be from the school's playground and gymnasium areas, the school's mechanical/ventilation systems, and project-induced mobile sources. The noise impact assessment of the proposed actions will be completed in conformance with the *CEQR Technical Manual* and SCA noise impact criteria. Mobile source traffic noise will be assessed for potential traffic noise exposure and impact at the nearest noise sensitive properties to the proposed school bus routes as part of the Targeted EIS. A description of the various elements of noise assessment ~~are~~ is described below.

Existing Noise Levels

Existing ambient noise levels will be measured at representative noise sensitive properties nearest the project site during time periods when schools are typically operational. Of particular concern will be new

traffic trip generation by students and staff vehicles, and school buses that would be introduced into the community and construction noise activities. The measured noise levels will account for all ambient noise sources in the general area, such as vehicle traffic movements on local roadways. The proposed project also includes an athletic field, outdoor ground floor play area, and an indoor gymnasium. As appropriate, the noise assessment will establish the appropriate window-wall attenuation requirements for the new school buildings and the surrounding residential buildings facing the project site necessary to maintain interior noise levels within acceptable noise-exposure limits.

Playground Noise Analysis

Prediction of future school playground noise levels will be estimated at the nearest sensitive receptors. The results of the 1992 SCA playground noise assessment will be used to determine the potential noise exposure and impact associated with the potential greater utilization of the outdoor playground. The SCA 5 dBA minimum increase will be the basis for determining potential noise impacts to nearby sensitive properties. If needed, any recommended abatement measures will be defined based on CEQR window-wall attenuation requirements.

Mobile Source Analysis

The effect of traffic noise generated from the additional traffic trips to and from the proposed school buildings, including those generated from the school bus service, will be determined via the CEQR Passenger Car Equivalent (PCE) noise screening methodology. Future noise levels for No-Action and With-Action conditions will be determined.

Stationary Source Noise Analysis

Potential stationary source noise impacts related to the proposed project's mechanical and ventilation systems and existing sources will be addressed qualitatively. Existing noise exposure on the proposed project will be addressed using the CEQR Noise Exposure Guidelines. Consideration will be given to the noise exposure standards designated in the New York City Noise Code and CEQR Noise Standards.

Proposed School Window-Wall Attenuation Requirements

The total combined effects of existing and future noise exposure generated from each of the proposed outdoor active recreational areas will be determined to ensure interior noise levels inside the proposed school buildings do not exceed the CEQR 45 dBA maximum L_{10} interior limit. In addition, if necessary, replacement windows which provide greater attenuation than the standard 25 dBA, will be specified at all nearby sensitive properties that are found to exceed CEQR interior noise exposure level limits.

Noise Assessment Findings Documentation

The results of the noise analysis study will be documented in the Targeted EIS. The noise assessment documentation will include a table presenting the existing measured peak hour noise levels, an estimate of the future traffic noise levels derived from PCE estimates without and with the proposed project, and an estimate of noise exposure from playground activities at the nearest noise-sensitive receptors.

Recommendations for appropriate window-wall attenuation requirements for all facades of the proposed school buildings will be provided.

TASK 8: PUBLIC HEALTH

As described in the *CEQR Technical Manual*, a public health analysis is not necessary for most projects; it may be necessary for projects where a significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. It is likely that any such impacts that may be determined with the proposed project would be avoided, minimized, or mitigated and, thus, it is not expected that there will be a need for further consideration in a Public Health effects assessment. However, this determination will be made and disclosed in the Targeted EIS following the completion of all project analyses.

TASK 9: NEIGHBORHOOD CHARACTER

The character of a neighborhood is established by numerous factors, including land use patterns, the scale of its development, the design of its buildings, the presence of notable landmarks, and a variety of other features. A preliminary assessment of neighborhood character will be provided in the Targeted EIS to determine whether changes expected in other technical analysis areas — land use, zoning, and public policy; socioeconomic conditions; community facilities; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; and noise — may affect a defining feature of neighborhood character. Given that the SCA will work throughout Targeted EIS analyses to avoid significant unmitigated impacts, developing mitigation to minimize or avoid any significant adverse impacts in all technical areas, it is not anticipated that potential effects of the proposed project would affect defining features of the surrounding neighborhood. The preliminary assessment will be summarized in the Targeted EIS.

TASK 10: CONSTRUCTION IMPACTS

The *CEQR Technical Manual* provides guidance on when it is appropriate to include a detailed assessment of construction impacts. According to the *CEQR Technical Manual*, construction duration is often broken down into short-term (less than two years) and long-term (two or more years). The Targeted EIS will include a review of potential construction period effects attributable to project construction. In particular, the Construction Impacts chapter of the Targeted EIS will assess potential construction-related impacts to transportation, air quality, and noise and vibration. This chapter will also provide the singular description of construction activities such as phasing, staging plans, equipment that would be used, and schedule.

Transportation

As described previously in the project understanding, a construction-phase traffic analysis will be performed to assess the potential impact of construction worker and truck trips on the study area roadway network. The number of estimated workers and truck trips will be determined and assigned to the roadway network to determine the study intersections that would require a detailed analysis during the peak period

of construction in accordance with the *CEQR Technical Manual* guidelines. A construction-phase parking analysis will also be performed to assess the potential impact of construction worker parking on the study area.

Air Quality

A quantitative assessment of air quality-related construction phase impacts will be undertaken. The assessment of construction period air quality impacts is concerned with pollutants introduced on-site and off-site by project construction activities. This analysis will be undertaken for the worst-case study short-term and long-term time periods, which would be anticipated to represent the most construction-related activities associated with the proposed project. To determine the worst-case construction time periods for evaluation, estimated month and annual emissions of PM_{2.5} will be calculated for critical time periods of construction identified for assessment. The detailed assessment will determine whether the projected construction operations would cause or exacerbate violations of applicable national ambient air quality standards (NAAQS) or CEQ *de minimis* criteria for 1-hour and 8-hour CO, 24-hour and annual PM_{2.5}, 24-hour PM₁₀, and annual NO₂.

The following data elements will be used in the analysis of construction-period air quality:

- Types of equipment, fuel used, and operations anticipated at the construction site, and duration and phasing of construction activities;
- Numbers of vehicles (trucks and automobiles) entering and leaving the construction site daily and during peak periods, and the effects of these vehicles on the traffic conditions of heavily traveled roadways and congested intersections; and
- Locations of nearby sensitive existing and future land uses.

On-Site Construction Activity Impacts

The analysis of the potential impacts from on-site activities at the construction site will include estimation of emissions generated by construction equipment and dust-generating activities. Quantification of construction-related impacts will be based on the month and year of analysis identified above, utilizing: peak month, peak year of construction activity for the proposed project. The analysis will follow the steps below:

- Evaluation of construction areas and nearby sensitive land uses, construction schedules, levels and duration of construction activities, and a determination of the areas with the greatest potential for construction-phase air quality impacts;
- Estimation of emissions generated by construction activities (demolition, excavation, construction) at the construction site during the years of peak construction activity, including emissions from fugitive dust and exhaust from diesel-powered equipment and trucks, as well as emissions from temporary boilers operating during the construction phase;

- Estimation of hourly, daily, and annual emissions for CO, NO₂, PM₁₀, and PM_{2.5} for the various stages and types of construction activities associated with the proposed project; and
- Dispersion modeling, using USEPA's AERMOD dispersion model, of construction-phase emissions of each construction area for the highest period for each pollutant.

Off-Site (Mobile Source) Construction Activity Impacts

The additional truck and automobile (worker) trips generated by the construction activities could affect traffic conditions along heavily traveled roadways and congested intersections. The potential air quality impacts of these trips will be estimated as follows:

- Guidelines developed in the *CEQR Technical Manual* will be used to select intersection locations subject to a preliminary screening-level analysis. This analysis will estimate the potential to significantly impact CO, PM₁₀, and PM_{2.5} levels near these sites. Screening will be conducted per the mobile source procedures outlined in the operational analysis.
- Pollutant concentrations will be screened at each analysis site, if any are identified, for future No-Action and With-Action (construction) conditions for one future-year analysis and peak time period of most intense construction activity.

Cumulative On-Site Plus Off-Site Impacts

The cumulative (on-site and off-site) modeling results of the proposed project construction impacts will be compared to the NAAQS and/or CEQR *de minimis* criteria for each applicable pollutant. Additionally, a "project-on-project" analysis of stationary source emissions will be required within the project site because the proposed project will comprise multiple buildings, with some being built and occupied before others depending on the worst identified time periods to be analyzed.

Noise and Vibration

Based on the year and time period of most intense construction activity, the analyses will be undertaken as follows:

Mobile Noise Sources

Potential off-site construction-related traffic activity on roads exterior to the project site (in particular, construction-related vehicles, including worker trips and material handling trips on adjacent roadways), could result in a temporary increase in noise and vibration levels at sensitive locations on- and off-site that currently experience lower peak-hour traffic volumes. As a result, Targeted EIS will include a detailed traffic noise assessment to evaluate potential construction period impacts for the study year analyzed.

Construction-Site Noise Assessment

Noise from the construction site would result from machinery, equipment vehicles, and associated activities. This noise could affect existing sensitive receptor locations near the project site as well as spaces that may be occupied on the project site during project construction. The Federal Highway Administration's (FHWA) Roadway Construction Noise Model (RCNM), or an appropriate noise software, will be used to

determine noise equipment source levels and to assess the potential for noise impacts at sensitive receptors nearby. Modeled results will be compared to existing noise levels and the relevant construction noise criteria based on the *CEQR Technical Manual* guidance. The extent and duration of potential noise impacts at each potentially affected noise receptor location during the phase of construction with the highest intensity of construction activities will be considered.

Construction-Site Vibration Assessment

Potential impacts from construction-related vibration will be assessed with respect to both human annoyance and building damage. Construction schedule, phasing, activity, and equipment data will be developed for the noise and vibration assessments, including particular activities such as impact pile driving and blasting, which represent the two worst vibration-causing activities.

TASK 11: MITIGATION

If significant impacts are identified in the analyses discussed above, practicable measures will be identified and assessed to mitigate those impacts. This chapter will summarize those findings. Where impacts cannot be practicably mitigated, they will be identified in the Targeted EIS as significant unavoidable adverse impacts.

TASK 12: ALTERNATIVES

The purpose of an alternatives analysis is to examine reasonable and practicable options that avoid or reduce project-related significant adverse impacts while achieving the goals and objectives of the proposed project. As stated in the *CEQR Technical Manual*, “CEQR requires that alternatives to the proposed project be identified and evaluated in an EIS so that the decision-maker may consider whether alternatives exist that would minimize or avoid adverse environmental effects.”

A No-Action Alternative will be considered. The No-Action Alternative would resemble existing conditions, with the project site remaining unused with several vacant structures, and no new development on the project site. If significant adverse impacts are identified that could not be mitigated, the Targeted EIS may evaluate an additional alternative project design and/or program expected to avoid unmitigated impacts.

TASK 13: SUMMARY CHAPTERS

The Targeted EIS will include the following summary chapters:

Executive Summary

This chapter will include the key information that has been ascertained through this SEQRA environmental review process and that is disclosed within the body of this Targeted EIS and its accompanying appendices. The information comprising the executive summary will include findings of analyses, identification of impacts, and proposed mitigation measures.

Cumulative Effects

As noted in the task descriptions provided in this scope of work for other topical areas, such as transportation, air quality, noise, and construction impacts, analyses will be considered in combination to represent the entirety of the proposed actions. The potential for combined effects associated with the proposed actions and any past, present, and reasonably foreseeable future actions that may affect the same environs as the proposed project will be considered for those technical areas wherein potential effects are expected with the proposed actions, specifically including: transportation and noise. In addition, potential construction-period effects expected with the proposed actions are also considered in the context of construction associated with other actions in the vicinity. This information will be summarized in the Cumulative Effects chapter.

Unavoidable Significant Adverse Impacts

This chapter will identify significant adverse impacts for which no practicable mitigation has been identified, or the mitigation of which requires actions of other agencies that cannot be guaranteed.

Growth-Inducing Aspects of the Proposed Project

This chapter will assess the proposed project's potential to induce new development within the surrounding area.

Irreversible and Irretrievable Commitments of Resources

This chapter will summarize the development associated with the proposed project and resources such as construction materials and energy that would be irretrievably committed should the proposed project be built.

Appendix A:

**Responses to Comments Received on the Draft Scope of Work
to Prepare a Targeted Draft Environmental Impact Statement for
the Proposed Redevelopment of the Former St. John Villa Campus**

Responses to Comments on the Draft Scope of Work to Prepare a Targeted Draft Environmental Impact Statement for the Proposed Redevelopment of the former St. John Villa Campus

A. INTRODUCTION

This document summarizes and responds to comments on the Draft Scope of Work (“DSOW”) for the Proposed Redevelopment of the former St. John Villa Campus (the proposed project).

The Draft Scope of Work (DSOW) was originally published on February 21, 2024 and discussed during a March 7, 2024 virtual public scoping meeting. Subsequently, a revised DSOW was published on May 1, 2024, and a second public scoping meeting was held as a hybrid event (i.e., simultaneously in-person and virtual) on May 16, 2024. Per the New York State Environmental Quality Review Act (SEQRA) regulations, this second scoping meeting and the availability of revised versions of the DSOW, Environmental Assessment Form (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. Oral comments were received during the public scoping meetings held on March 7, 2024 and May 16, 2024. Written comments were accepted through the close of the public comment period, which ended at 5:00 P.M. on June 3, 2024. This document responds to all comments received during the public comment period, including those received in writing as well as those delivered orally during the public scoping meetings. Appendix A contains the transcripts of both public scoping meetings and written comments received on the DSOW. A Final Scope of Work was issued on June 28, 2024, incorporating comments received on the DSOW where relevant and appropriate as well as other background and project updates that were made subsequent to publication of the DSOW.

Section B lists the elected officials, organizations, and individuals that provided comments on the DSOW. Section C contains a summary of these relevant comments and a response to each. These summaries convey the substance of the comments made, but do not necessarily quote the comments verbatim. Comments are organized by subject matter and generally parallel the chapter structure of the DSOW.

B. LIST OF ELECTED OFFICIALS, ORGANIZATIONS, AND INDIVIDUALS WHO COMMENTED ON THE DRAFT SCOPE OF WORK

Elected Officials

1. Jessica Scarcella-Spanton, NYS Senator, 23rd District; oral statement at 3/7/24 public meeting; oral statement at 5/16/24 public meeting (Sen_Scarcella-Spanton_01)
2. Michael Reilly, NYS Assembly Member, District 62; oral statement at 3/7/24 public meeting (AM_Reilly_02)
3. David Carr, NYC Council Member, District 50; oral statement at 3/7/24 public meeting (CM_Carr_03)

Organizations

4. John Kilcullen; Preservation League of Staten Island; written submission (PLSI_04)
5. Frampton Tolbert; Historic Districts Council; written submission (HDC_05)
6. Jeremy Woodoff, Victorian Society of New York; written submission; oral statement at 3/7/24 public meeting; and oral statement at 5/16/24 public meeting (VSNY_06)

General Public

7. Marjorie Fama; oral statement at 3/7/24 public meeting; oral statement at 5/16/24 public meeting (Fama_07)
8. Scott Herkert; oral statement at 3/7/24 public meeting; oral statement at 5/16/24 public meeting (Herkert_08)
9. Mary Kain; written submission (Kain_09)
10. Tamer Mahmoud; written submission (Mahmoud_10)
11. Carla Mohan; oral statement at 5/16/24 public meeting (Mohan_11)
12. Mike Petrolo; oral statement at 5/16/24 public meeting (Petrolo_12)
13. Sudhakar Prabhu; written submission (Prabhu_13)
14. Teresa Romano; written submission (Romano_14)
15. Caroline Steckler; oral statement at 5/16/24 public meeting (Steckler_15)

C. COMMENTS AND RESPONSES ON THE DRAFT SCOPE OF WORK TO PREPARE A DRAFT ENVIRONMENTAL IMPACT STATEMENT

Project Description

Comment 1: Several commenters requested that a Gifted and Talented School be incorporated as part of the proposed project.

- It would be great to have a Gifted and Talented School for these students. Additionally, I would like to propose there be K through eight in the building rather than K through 5. I think that would allow a smoother transition for the Gifted and Talented Program. (Sen_Scarcella-Spanton_01)
- We would love and we want to have a Gifted and Talented Program. That is something that our Borough requires and is something that we would like to see happen. (AM_Reilly_02)
- It's absolutely critical that this site contain a Gifted and Talented K to 8 school alongside other potential academic uses. (CM_Carr_03)

Response 1: In response to comments received on the February 21, 2024 publication of the DSOW and EAF requesting a Gifted and Talented school, the SCA revisited the proposed project's programming. As a result, the proposed primary school (PS) was reprogrammed with a proposed Gifted and Talented PS/intermediate school (IS). This new programming is reflected in the revised EAF & Supplemental Report and Draft Scope of Work published May 1, 2024. These changes will also be reflected in the Final Scope of Work (FSOW) and the Targeted Draft Environmental Impact Statement (DEIS).

Comment 2: The stand-alone primary school and the stand-alone intermediate school building create a scenario where it's unlikely to have a unified K to 8 facility or school. We need to have a conversation upfront about how we're going to accommodate the desire and uses from the community in the building plan. (CM_Carr_03)

Response 2: In response to comments received on the February 21, 2024 publication of the DSOW and EAF regarding the creation of a unified K-8 facility, the SCA revisited the proposed project's programming. As a result, the proposed PS (K-5) was reprogrammed as a proposed Gifted and Talented PS/IS (K-8). This new programming is reflected in the revised EAF & Supplemental Report and Draft Scope of Work published May 1, 2024. These changes will also be reflected in the FSOW and the Targeted DEIS.

Comment 3: I'm strongly advocating that the chapel of the former St. John Villa campus be repurposed as a mindfulness space, providing students with a designated area for reflection and significantly contribute to mental health and wellbeing. I believe this will be a great opportunity to prioritize that on this new campus. (Sen_Scarcella-Spanton_01)

Response 3: The Chapel Building, located on the central portion of the campus, will be preserved as part of the proposed project. The Chapel Building was built in 1938 and is a three-story brick building with cast stone trim in the Collegiate Gothic Style, commonly used for schools and college buildings from the early 1900s through the 1920s. In consultation with New York City Public Schools, the Chapel will be used as an educational public assembly space, with specific uses to be determined by school leadership as the school programs further develop.

Comment 4: I'm upset they threw another three or four hundred students in there out of nowhere. (Fama_07)

This seems -- every time we bring up very important ideas, it seems that it goes back to the drawing board and the seats and the amount of people only increases. This is very concerning. Obviously we are not opposed, of course, for a school that was what the campus and school was contracted out to be. We were pleased and thrilled that the St. John Villa legacy can continue, but to put that amount of students and staff into that building and to compromise the lives and the hardworking homeowners have put into their own community is not fair. (Mohan_11)

The size of the project is too large. There should have been better planning. It's become quantity over quality. We keep hearing about students and the numbers keep going up, but why is it more students, why is it cram as many students in as possible? And why is there such a need for this massive project? (Mohan_11)

There is another school slated to open just a few miles away from the ground up with only 600 children or students with ample enough room. Why aren't these plans being moved to that location and Villa continue with the same amount of students? (Mohan_11)

Response 4: Many nearby schools on Staten Island face overcrowding. Out of the borough's 32 school districts, only 24 percent of District 31 classes are in compliance with class size policies. It has the third-lowest percentage in compliance citywide, slightly higher than District 26 and 28. The compliance rate of District 31 is also significantly lower than the citywide average of approximately 40 percent. In addition, District 31 represents nearly eight percent of all the classrooms needed citywide, higher than in both District 26 and 28. These data points are clear indicators that the need for classrooms in District 31 is significant and one of the largest in the City.

Moreover, the class size law mandates a very tight timeframe for implementation, which requires us to maximize capacity creation at any given site. In order to provide much-needed capacity as well as to assist in achieving the recently adopted class size maximums, the SCA, in collaboration with New York City Public Schools, intends to provide appropriate school space to meet this need. In addition, it is a cost-effective use of taxpayer funds to provide ample school seats on a large property, rather than to acquire and develop additional parcels at an additional taxpayer expense.

Response to Comments on the DSOW

Based on the findings of the EAF, the SCA concluded that the proposed project will require further analysis of shadows, historic and cultural resources, water and sewer infrastructure, transportation, air quality, noise and vibration, public health, neighborhood character, and construction impacts. These analyses will be prepared as part of the Targeted DEIS. The results of these analyses will be presented to the public, who will be given the opportunity to comment on the Targeted DEIS at a future public hearing. Comments received during the Targeted DEIS public hearing and subsequent public comment period will be responded to and, where appropriate, incorporated into the Targeted Final Environmental Impact Statement (FEIS) for the proposed project. The proposed project will not proceed until the Targeted FEIS is completed.

Comment 5: And just so I understand correctly, it's going to be three IS schools, PS/IS, an IS/HS, and another IS/HS. Is it really necessary for three IS schools on one facility? I don't know, maybe the numbers could be adjusted. (Steckler_13)

Response 5: The proposed project includes two IS/HS schools and a PS/IS school. As such, all three proposed schools would have an IS component. The additional IS capacity is proposed to address forecast changes in future student enrollment and to support the New York City Department of Education's (DOE) policies regarding class size reduction.

Comment 6: The other thing that I need clarity on, because I was told otherwise, the entrance that is next to my house, whether or not that is going to be used as an entrance because I made an issue of it and then I was told no, they changed that they're not going to use that as an entrance. Which one is it going to be? (Herkert_08)

Response 6: As shown on Figure 2, "Conceptual Site Plan," in the FSOW, there would be five vehicular entrances/exits to and from the project site that would be located along Cleveland Place near Garson Avenue, Cleveland Place at Chicago Avenue, at the existing Landis Avenue driveway, at the existing Hastings Street driveway, and on Narrows Road South.

Comment 7: I truly believe that when they bought this property, I don't believe they did their true due diligence, and someone made a mistake here. This does not fit in this neighborhood, not at this size. (Mohan_11)

Response 7: The SCA is currently undertaking a SEQRA environmental review for the proposed project. Any potential impacts will be disclosed to the public in the Targeted DEIS, which will be available for public review and comment prior to the publication of the Targeted FEIS. The Targeted DEIS will also include any proposed mitigation measures to prevent or lessen any identified impacts and will disclose any unavoidable adverse impacts. The

SCA is following the appropriate procedures for review and public disclosure required under SEQRA.

Comment 8: Where's the census, where are these students coming from, are they local to the neighborhood, are they coming from other boroughs, where are they coming from? (Mohan_11)

Response 8: The SCA relies on Demographic Projections; Housing Projections; and Enrollment, Capacity, and Utilization reports to inform Capital Plan expenditures. These documents can be accessed on the SCA website at <http://nycsca.org/community/capital-plan-reports-data#Overview-66>.

As described in the FSO, 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.

Comment 9: We do expect that smart of minds to understand that these are real concerns and to fix these issues and these current errors. It's not too late to fix it. (Mohan_11)

Response 9: The proposed project will be subject to SEQRA environmental review regulations and will be analyzed as such. Based on the findings of the EAF, the SCA concluded that further analysis is required for shadows, historic and cultural resources, water and sewer infrastructure, transportation, air quality, noise and vibration, public health, neighborhood character, and construction impacts. These analyses will be prepared as part of the Targeted DEIS. The results of these analyses will be presented to the public, which will be given the opportunity to comment on the Targeted DEIS at a future public hearing. Comments received during the Targeted DEIS public hearing and subsequent public comment period will be responded to and, where appropriate, incorporated into the Targeted FEIS for the proposed project.

Comment 10: A Continuing Care Retirement Community (CCRC) is a Not-for-Profit campus that accepts Independent Seniors with a commitment to care for these individuals until they die. My friend Rea lives in a CCRC up in New Paltz, NY for more than a decade. It has wonderful amenities, much like a vacation property might. Rea and her husband paid an Entry Fee (which included \$50,000 "LifeCare" policy for each of them) in the beginning and a monthly Service Fee. They moved in, made friends, and began to participate in the many activities available. As Rea's husband aged he needed "Memory Care" and he left the two-bedroom cottage for an "Assisted Living" residence in the main building at no extra cost. As his health failed, and he was moved to the nursing home facility also located in the main campus, where he received end of life care at no extra cost. Rea remains healthy and active in the community, and she still resides in her original two-bedroom

cottage. Staten Island has NOTHING like this. In fact, New York City has nothing like this and a large tract of peaceful property like what was St. John's Villa would be able to keep the aging "baby boomers" near their children and grandchildren through their years in security and comfort. And who would respect or enjoy the beauty of the architecture more than older folks? Please give this some consideration. (Kain_09)

Response 10: Thank you for your comment. The SCA's mission is to design and construct safe, attractive and environmentally sound public schools for children throughout the many communities of New York City. We are dedicated to building and modernizing schools in a responsible, cost-effective manner while achieving the highest standards of excellence in safety, quality, and integrity.

A Continuing Retirement Community is outside the purview of the SCA's mission. For additional information regarding the purpose and need for a public school campus on this site, please refer to Response #4.

Land Use

Comment 11: There's also concern that the Geller House might be proposed or might be turning into a school themselves that is directly across on the one-way street from St. John Villa and Hill's entrance also. We hope -- actually, demand -- that the School Construction Authority does their due diligence, rethinks the project and makes it actually something that can come to fruition without there being major mistakes that need to be rectified and possibly not rectified and live in chaos. (Mohan_11)

Response 11: Per the Automated City Register Information System (ACRIS), the Geller House property (Block 3089, Lot 77) is owned by the Jewish Board of Family and Children Services. No information about the sale of the property has been disclosed, and therefore the future condition of the Geller House site cannot be confirmed at this time. However, development of the Geller House site would adhere to the requirements of the R1-2 low-density residential zoning district. Any change in zoning designation or proposed zoning variance would require additional City review and may be subject to future environmental review.

Historic & Cultural Resources

Comment 12: Multiple comments were received requesting that the SCA consider an adaptive reuse alternative to the proposed project that would preserve the existing structures on the project site.

- The scoping document calls for reviewing only two alternatives: the proposal, which includes demolition, and a "no build." The PLSI agrees with other Citywide preservation groups that there need to be at least two other alternatives

considered. One would restore and adaptively reuse the villa, and the other would stabilize it, awaiting a future use. New York City is an innovator in many fields, the City should continue to be a leader both in excellent educational facilities but also in historic preservation. The two can coexist in very creative adaptive reuse ways on the former St. John Villa Campus. (PLSI_04)

- HDC was chagrined to see that the Draft Environmental Impact Statement (DEIS) for this project offers only two alternatives: the project as proposed, which would demolish most of the campus including the villa, or the “no build” option, which would deprive Staten Island of a new public school campus. We find these options dispiritingly, disingenuously limited, because they suggest that there is no alternative which can preserve the historic villa and create a new public school. We believe that such an alternative is not only possible but also the best course of action at this site. (HDC_05)
- The purpose of environmental law and the preparation of an environmental impact statement is to provide decision-makers with sound, objective information so that they can make informed decisions about how to proceed with a project while avoiding or at least minimizing adverse impacts on resources, including historic resources. We are told that the scope of this EIS, as developed so far, is to describe two alternatives: the project as designed, which would demolish most of the campus including the 1847 villa, or the “no build” option, which would result in no change to the site and no new school buildings. Such an EIS would be worse than useless. It gives decision makers no useful information. It would provide them with no options by which the project could proceed while avoiding or minimizing adverse impacts. It would foreordain the conclusion to proceed with the project as designed. This would not meet the letter or spirit of environmental law. The EIS must include alternative designs that would allow both the construction of the new school complex as designed or with modifications, AND the preservation of the historic site, in particular the 1847 Renwick villa. (VSNY_06)
- I wrote to support preservation of the historic villa on the campus. There is no reason why its use cannot be adapted to a public school campus. Aren't public school children worth the time and effort in order to inspire them? (Prabhu_13)

Response 12:

As described in the *CEQR Technical Manual*, “the selection of alternatives to a proposed project is determined by taking into account the nature of the specific project, its stated purpose and need, potential impacts, and the feasibility of potential alternatives. There is no prescribed number of alternatives that need to be examined. The only alternative required to be considered is the No-Action alternative and the lead agency should exercise its discretion in selecting the remaining alternatives to be considered.”

As part of the design process, the SCA consulted with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP).

Based on this consultation, the SCA determined that an alternative use for the existing buildings would not be feasible and as such would not meet the purpose and need for the proposed project. The reasoning behind this determination is documented in a

signed letter of resolution (LOR) between the SCA and OPRHP (the LOR can be found in Appendix A of the EAF on the SCA's website at <https://www.nycsca.org/Community/New-School-Sites>).

As further detailed in the EAF, 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 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 floor 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.

Comment 13: Multiple comments questioned specifically why the Villa building cannot be preserved.

- Given that the site of the Villa is proposed to be a lawn, retaining the structure does not actually require altering plans for newly built school buildings. The ample size of the campus can accommodate both the villa and the new school buildings while still offering green space. Retaining, restoring and adaptively reusing the Hawkhurst villa is not only possible here, it is especially desirable for a public agency like the SCA, because adaptive reuse is entirely compatible with New York City’s stated climate resiliency goals, and with the aims of Public Education...Further, the SCA is tasked with creating educational space where learning can thrive.... adaptive reuse is an equity issue. We believe the SCA would agree that historic structures should not be limited to the city’s private schools. Historic structures are part of the city’s legacy, and they belong to every New Yorker. It would be a travesty for the SCA to tear down this structure and deprive today’s students, the surrounding community, and future generation, of having it on their campus. (HDC_05)
- Since the site of the villa is proposed to be a lawn, there is no physical constraint on retaining it. Alternatives might include restoration of the villa for a school-related or compatible use by the Dept. of Education; an arrangement with another entity to use the villa for a use compatible within the school campus; or stabilization of the villa until a full restoration and adaptive reuse can occur. The architects and environmental firms involved with this project are fully capable of devising and outlining such alternatives for the EIS. We suggest it is their responsibility to do so. And we request that the SCA, as lead agency, direct that serious and viable alternatives be included in the EIS which allow both mandated objectives—new schools and preservation of our historic resources—to receive due consideration. (VSNY_06)

Response 13: The Villa is located in an area that is planned to be redeveloped with landscaping, a play yard for the proposed PS/IS, and pedestrian walkways. Maintaining the Villa at this location would put substantial constraints on the design of the proposed project. Further, the Villa does not meet current building or safety codes, nor can its structural system be adapted into a contemporary instructional space. The SCA, in consultation with OPRHP and memorialized in the LOR, determined that it is in the public interest to fully demolish the Villa in order to design and construct a new state-of-the-art educational campus that would comply with all building and safety codes and satisfy the educational requirements and needs of the school district.

Comment 14: Multiple comments included general requests to preserve the campus.

- As an avid student of history, it is important to recognize and honor not just the history, but the art and treasures in terms of the physical space that make New York City a gem. Isn't it enough that treasures like the original Penn Station designed by McKim, Mead, & White were demolished all in the name of re-development? Or what about ethnic enclaves such as Little Syria that were razed due to the construction of the Hugh L. Carey Tunnel? Or the Hotel Pennsylvania that was also designed by McKim, Mead & White? How much more wanton destruction is needed before we are completely devoid of architectural gems from a bygone age. (Mahmoud_10)
- As a member of St John Villa Academy class of 1971, I have experienced the beauty and the spirit of its most unique location- perched on a hill, overlooking the majestic Verrazano bridge! The space inspires creativity and learning. The inspiration comes not only from the natural attributes of the site but from its noteworthy architectural features. I urge you to incorporate the 1847 James Renwick Jr. Gothic Revival style Villa, Hawkhurst, in the design of the new campus - please do not demolish it. You have the fortunate opportunity to inspire a new generation of students. Save the Villa and build a unique new school that links the past with the future. (Romano_14)

Response 14: The SCA is working with OPRHP to feasibly preserve the historic elements of the campus while also allowing for development of a modern academic campus. As such, the SCA plans to maintain the existing Chapel building for continued use on the campus by students and faculty. For additional information on why other elements of the campus would be removed in the future with the proposed project please see Response #12 and Response #13.

Comment 15: We are puzzled by the preparation of the LOR prior to the completion of the EIS. The kinds of findings made and mitigations proposed in the LOR would typically follow from the thorough documentation and analysis that are prepared for an EIS. Only after alternatives are considered and unavoidable adverse impacts identified would mitigation measures be proposed. By preceding the undertaking of the EIS, we fear the LOR will inappropriately limit the EIS scope. This is demonstrated by the proposal to limit the scope to two options: the proposed alternative and the "no build" alternative. The deficiency of this approach is described in Part 1 of our statement. We hope and expect that the statement included on p. 5 of the "Supplemental Environmental Studies" prepared by STV means what it says and that the conclusions in the LOR will be reassessed in the EIS:

“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 [emphasis added] and disclose any significant coordination efforts between the SCA and OPRHP.”

(As a side note, the statement in the above paragraph that “Given these considerations, the proposed project would not result in any significant adverse impact to historic resources” should be removed or clarified. Demolition of a historic resource is the very definition of an adverse impact. Demolition of a historic resource, no matter the benefits the lead agency thinks will accrue, or the mitigation measures proposed, will not eliminate the adverse impact.) (VSNY_06)

Response 15:

For projects under state jurisdiction (those funded, licensed, or regulated by a state agency), Article 14 of the New York State Historic Preservation Act of 1980 (SHPA) applies. This law requires that state agencies avoid or mitigate any significant adverse impacts on historic properties to the fullest extent practicable, feasible, and prudent. The SHPA mandates consultation with the State Historic Preservation Office (SHPO), which is a part of OPRHP.

The SCA sought OPRHP’s guidance at the outset of the design process in order to help the SCA determine which development opportunities and limitations exist by consulting about this project site. These initial consultations, as documented in Appendix A to the EAF (available on the SCA website at <https://www.nycsca.org/Community/New-School-Sites>), resulted in OPRHP making the determination that adverse impacts were likely but that alternatives were to be explored to avoid the adverse impacts. With this in mind, the SCA designed concepts for the project site and maintained coordination with OPRHP. OPRHP has provided their guidance and input via the LOR, which was signed and agreed to with the SCA on October 16, 2023. Thus, the Targeted DEIS will examine and disclose adverse impacts to historic resources, as described in Section X of the DSOW and FSOW.

The SCA will continue to coordinate with OPRHP throughout the environmental review process and will disclose any additional correspondence.

For an explanation of why an adaptive reuse alternative is not considered in the scope of work, please see Response #12.

The findings of the historic and cultural resources section of the EAF are preliminary, and as described in the Supplemental Report to the EAF, the conclusions of the historic and cultural resources assessment will be reconsidered in coordination with OPRHP as part of the Targeted DEIS.

Comment 16: It's inexplicable that the OPRHP would have signed a letter of resolution that justifies demolition of a historic resource based on the stated findings. For example:

"...the access to and entrances of existing buildings do not meet current standards for accessibility...."

"...the existing buildings do not meet current building and safety code requirements for egress and accessibility and require significant alterations...and required elevators...."

"...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 NYCSCA standards...."

"...several of the existing buildings exhibit compromised structural systems including cracked exterior facades...."

"...the existing buildings exhibit water infiltration from cracked and detached face brick facades, deteriorated brick facing, and corroded windows...."

We suspect that one or more of these deficiencies apply to a majority of National Register-listed and -eligible buildings in New York State. Is OPRHP suggesting that these are justifications for demolishing Register-eligible buildings? A foundational premise of historic preservation is that historic buildings can be rehabilitated and adapted to meet modern codes and contemporary uses. There is no evidence that serious consideration has been given to finding ways to do this for the buildings on the St. John campus. A major purpose of the preparation of an EIS is to determine and document whether there are available alternatives that can meet the program while preserving the historic resources. The scope of this EIS should reflect that purpose.

As we have noted, it's far too early for mitigation measures to be proposed, before alternatives that would retain the resources have been considered. But since mitigations are proposed in the LOR, we must state that they are inadequate. The photography section, for example, while appearing detailed, has no requirements that really count: that the photos should fully document the buildings on the exterior and interior; that photos should be perspective-corrected; that a professional photographer with experience in architectural photography should do the work. Beyond that, modern documentary methods like 3-D digital laser scans would be much more useful than standard photography alone.

The proposal for interpretive panels is so vague as to be useless, not even committing to including photos of the existing campus.

The suggestion that new buildings and site work "will aim to reflect existing visual cues, massing, and scale of the historic buildings..." (all but one of which are to be demolished) is bizarre and historically and architecturally meaningless. (VSNY_06)

Response 16: For projects under state jurisdiction (that is funded, licensed, or regulated by a state agency), Article 14 of the New York State Historic Preservation Act of 1980 (SHPA) applies. This law requires that state agencies avoid or mitigate any significant adverse impacts on historic properties to the fullest extent practicable, feasible, and prudent. The SHPA mandates consultation with the State Historic Preservation Office (SHPO), which is a part of OPRHP. The final determination of eligibility and/or treatment rests with the SHPO.

The SCA will continue to coordinate with OPRHP throughout the environmental review process and will disclose any additional correspondence.

Hazardous Materials

Comment 17: Two comments requested additional information about hazardous materials testing and disposal procedures.

- Where are the test results for any asbestos and if it's being removed, how is that being done and how is it going to affect us the community, the immediate neighbors. (Mohan, 11)
- My concern is it says that Hazardous Materials was already assessed by the EAF and does not require further analysis. Do the buildings have asbestos? Where do we find the reports on that? That's information I think the area should have. (Steckler_15)

Response 17: Appendix B of the EAF contains the Phase 1 Environmental Site Assessment and the Phase II Environmental Site Investigation. Appendix B is included in the *Appendices to EAF – Redevelopment of the former St. John Villa Campus (SI)* document, which can be accessed on the SCA's website at <https://www.nycsca.org/Community/New-School-Sites>.

The SCA would comply with all local, State, and Federal regulations governing the management of hazardous waste, particularly the Resource Conservation and Recovery Act and the New York Standards Applicable to Generators of Hazardous Waste, during construction of the proposed project.

The Phase I ESA and Phase II ESI identified potential asbestos-containing material as an environmental concern for the site. Regulations under the New York City Asbestos Control Program require that all applicants for demolition and/or building permits must determine whether friable asbestos-containing material would be disturbed or removed as a result of construction or demolition activities. The SCA will submit an asbestos inspection report and an abatement plan. A New York City-certified asbestos handler will perform all work in accordance with stringent procedures to avoid the emission of asbestos in the air.

Transportation

Traffic

Comment 18: Multiple comments expressed traffic concerns.

- We need to come up with a real traffic plan to reduce the impact to this neighborhood. (Sen_Scarcella-Spanton_01)
- When my sister was a student at St. John Villa Academy, I would be stuck in tremendous traffic at that location. (AM_Reilly_02)
- The number of students being proposed for this site is far greater than was previously accommodated on this site by the St. John Villa Academy. The site is near P.S. 39 and the St. Joseph Hill Academy campus. When all three schools are running at their peak, traffic in the morning and afternoon dismissals was disastrous. The proposal that's before us does nothing to alleviate neighborhood traffic conditions. (CM_Carr_03)
- We have major concerns about the traffic flow going through Chicago and Columbia, going down Landis, all flowing into Cleveland. (Fama_07)
- The neighborhood is not averse to the school, but we are averse to a school this big. Petrides, which is a centrally-located school with over 45 acres. It's easily accessible, only 1300 students. Saint Joseph Hill, which is a bottleneck, it causes a bottleneck in the area, over 17 acres, approximately 1,000 students. It's causing traffic jams in the area on at least two sides of the school. St. John Villa, the worst location, the worst bottleneck, next to the Verrazzano Bridge, next to the last entrance to the bridge without the school, there are bottlenecks there. St. John Villa sits on six acres, last entrance, approximately when they were open, they had approximately 700 students. It caused traffic jams, a nightmare for the neighborhood. It doesn't work at this size. (Herkert_08)
- How is it acceptable that there will be hundreds of buses entering just feet from a residential house all day long? (Mohan_11)
- It's near two other schools, compounding traffic conditions. This is just not the place for that size facility. (Petrolo_12)

Response 18: As described in the DSOW, detailed traffic analyses based on *New York City Environmental Quality Review (CEQR) Technical Manual* requirements will be undertaken as part of the Targeted DEIS. All assumptions and analysis methodologies will be reviewed and approved by the New York City Department of Transportation (NYCDOT). These traffic analyses will first consider existing conditions, then the future without the proposed project (No-Action Condition) and the future with the proposed project (the With-Action Condition).

Future traffic volumes during the weekday morning and afternoon peak hours and Saturday midday peak hour as a result of the proposed project would be developed. Any physical changes to the roadway network attributable to the proposed project will be

reflected in the volumes used in this analysis. Site-generated peak hour volumes will be superimposed onto corresponding No-Build volumes.

Three peak hour traffic conditions will be analyzed using HCM2000 methodologies and Synchro 11 software. The resulting v/c ratios, delays, and LOS for the future With-Action condition will be determined and significant traffic impacts will be identified in accordance with current *CEQR Technical Manual* criteria.

For those intersections identified to experience a significant traffic impact, potential traffic mitigation measures will be evaluated, as appropriate, in consultation with NYCDOT. Potential traffic mitigation could include both operational and physical measures, such as changes to roadway approach pavement markings, curbside parking regulations (in order to enhance vehicle turning movements and/or student pick-up/drop-off operations), traffic signal timing and phasing, roadway widening, and/or new traffic signal installations.

Comment 19: Multiple comments expressed concerns about pick-ups and drop-offs.

- We need to ensure a practical traffic solution for pick-up and drop-off. (Sen_Scarcella-Spanton_01)
- I'm so glad to see that there's an entrance on Narrows Road, I think that was something that was missing from earlier iterations. But we really need to think about how we're going to do pick-up and drop-off here differently, because the queueing in this neighborhood is going to become very, very difficult with the number of students you're proposing to put at this site. (CM_Carr_03)
- We already have St. Joseph Hill Academy there. We have accidents. We have a standoff. You can't get a police car, an ambulance, a fire truck through here if you need to. Because a two-way street becomes a one-way street, because of all the illegal parking at drop-off and pick-up. (Fama_07)
- Parents are going to be dropping their students off on the streets. I was told that they would not be allowed to drive through the school. (Herkert_10)
- How is it acceptable that there will be hundreds of buses picking and dropping off students near residences throughout the day? (Mohan_11)
- It's near two other schools with the buses and the traffic for dropping those students off. You're taking a situation where a school that existed was a challenge for the neighborhood, but barely made it survivable for the students and residents of the area. Now you're talking about taking that and amplifying that by factor of three. This is just not the place for that size facility. (Petrolo_12)

Response 19: The SCA and DOE, in consultation with NYCDOT and New York State Department of Transportation (NYSDOT), will develop a site circulation plan that will utilize each of the campus's frontages (Landis Avenue, Cleveland Place, and Narrows Road South) and proposed internal driveways to distribute trips to/from different areas on the campus to minimize traffic congestion at any one location. Opportunities to distribute student pick-

up/drop-off trips both spatially (i.e., by building location) and temporally (staggered school arrival and departure times) are being considered and assessed.

Comment 20: Multiple comments expressed safety concerns.

- We need a comprehensive plan that ensures the safety of students, staff and residents. (Sen_Scarcella-Spanton_01)
- In the morning, it is bottlenecked, it poses a major emergency issue for not only the residents, but for students. (Mohan_11)

Response 20: As discussed in Response #18, a detailed traffic analysis is proposed as part of the Targeted DEIS and will be evaluated by NYCDOT. The Targeted DEIS will also include a traffic and pedestrian safety section that provides a summary of high-crash locations and safety recommendations. Further, as discussed in Response #19, the SCA and DOE, in consultation with NYCDOT and NYSDOT, are developing a site circulation plan to accommodate future student pick-up/drop-off activity.

Comment 21: We are bottlenecked, we are one way in, one way out, if you can get out. I am requesting that another traffic survey be done. I want it done during the school year, not on a day off, not on a half day, not on a holiday. The current traffic survey that they did, I didn't get to see the results of that. I don't know if they shared it with us. I haven't seen it, I would like another one done since you guys have decided to add more students and more staff. I think it's only fair you do another traffic survey. And you know, that's really the main problem for me. I'm happy for the gifted and talented. I'm very concerned about the traffic and the safety of our residents not being able to get help. (Fama_07)

Response 21: A traffic study has not been completed yet. The DSOW and the public meeting to discuss the DSOW are opportunities for the public to review and comment on the analyses for the Targeted DEIS. The traffic analysis will be published as part of the Targeted DEIS and will be available for public review and comment prior to the publication of the Targeted FEIS.

The methodology for the how the traffic counts will be performed is disclosed in the FSOW.

Comment 22: I'm concerned about emergency vehicle egress (ex. ambulance, a fire truck, or a police car) along Landis Avenue and other surrounding streets. (Fama_07)

Response 22: Please see Response #18 for an explanation of how a detailed traffic analysis will be performed as part of the Targeted DEIS and made available for public review and comment prior to the publication of the Targeted FEIS. Vehicle turning movement

analysis will be performed for all types of vehicles to/from the proposed school including a fire truck. The proposed school site plan will be reviewed by the New York City Fire Department (FDNY).

Comment 23: I was also told that the entrance, the gate that's right next to my house, which is on Landis Avenue, would not be used for buses, but yet, when I see the drawings, it looks like they still are. (Herkert_10)

Response 23: School buses serving the PS/IS building are anticipated to exit the campus via the Landis Avenue driveway.

Parking

Comment 24: Multiple comments expressed parking concerns.

- I think it's absolutely crucial that we provide enough parking at the school. I'm very pleased to see there are parking spots allocated for staff, but I just want to make sure that those parking spots will be sufficient for that staff that's going to be working in both of these schools. (Sen_Scarcella-Spanton_01)
- I'm so glad to see that there's parking that's being put there for faculty members and administration. But there is not sufficient parking proposed to meet the employee, parent/guardian, and/or visitor need. (CM_Carr_03)
- I live on Columbia Avenue and Chicago, which is a direct route to the Villa entrance on Landis. I have two dead-end blocks that are adjacent to that and we are directly affected by Hill's traffic. There's another school on the Hill property that everybody keeps forgetting and PS39 around the corner. We have three schools in the immediate area. My concerns are that my driveway is blocked on a daily basis, the fire hydrants are blocked on a daily basis, we have parents constantly parking in the no-parking zone every day, making the two-way out on Columbia Avenue a one-way, where there is stand off on a regular, who is going to back out, who is going to make a U-turn, who is going to let who go first. (Fama_07)
- Since the last meeting, it seems to have had an uptick in seats and staff. And very strange on where we're fitting all these humans. Parking is going to be a mess. The current building is set upon multiple one-way streets next to the Verrazzano Bridge. (Mohan_11)
- A couple people already mentioned issues relative to parking. In the information that you provided tonight, you stated that there would be roughly 260 staff members. You also provided numbers that you would be providing about 150 parking spaces. Add to that visitors and other people doing business at the school, you're starting off with a hundred parking spots less than will be needed just to run the day-to-day operations, not accounting for

parents visiting, other events that may be going on in the school during the day...That doesn't fit. (Petrolo_12)

- The parking spots were a concern. I think you said there were 257 spots, 165 teachers or workers and that leaves 92, that's not including students and already it's a tight space. There're people that go to work in the city that park on the turn, the people working there every day see it. We have teachers from the other school parking on the streets in the area. I think this should be reconsidered. (Steckler_15)

Response 24:

The Targeted DEIS will analyze parking demand attributable to the proposed project. To begin, on-site parking will be evaluated to determine whether project-generated demand will be accommodated. A detailed parking assessment per the guidance of *CEQR Technical Manual* will be conducted.

For existing conditions, an inventory will be made of the supply and utilization of all off- and on-street parking locations within a ¼-mile (a typical 'walkable' radius) of the project site. Parking data will be collected during the weekday morning and midday periods when school is in session. Parking data will also be collected during the Saturday afternoon period to analyze a potential sports event on the athletic field. An estimate will be made of project-related parking demand and a quantitative analysis of the parking area will be conducted to determine the impact of the proposed campus on peak-hour parking conditions in the area.

For the No-Action Condition, future parking availability in the ¼-mile study area will be projected, based on anticipated background growth rates and forecasts of demand from the proposed No Build projects.

The future condition with the proposed project will be evaluated based on consideration of two factors: the proposed on-site parking supply attributable to the proposed project, and the potential off-site capacity that would be expected to be available to accommodate any overflow parking demand from the proposed project, thus adding to the overall new on-street parking demand. Any potential parking shortfall within the study area will be identified.

The results of this analysis will be disclosed in the Targeted DEIS and will be available for public review and comment prior to publication of the Targeted FEIS.

Comment 25:

I'd also like to propose the idea of maybe a [multi-] leveled parking lot to accommodate the faculty and parents. (Sen_Scarcella-Spanton_01)

Response 25:

We appreciate the suggestion, but the SCA does not have expertise or funding to build parking structures.

Comment 26: Multiple comments expressed concern about parking during community/athletic events.

- There is not sufficient parking proposed to meet the need during community and athletic events. (CM_Carr_03)
- Another concern which we didn't bring up, but there is a football field being proposed to be built on the campus and where are all those visitors and spectators and opposing teams going to park, how that is going to impact the surrounding community? (Mohan_11)
- There's not enough parking when you have an event in the field, you're talking about a potential attendance of 700. (Petrolo_12)

Response 26: Please refer to Response #24 for an explanation of how parking will be analyzed in the Targeted DEIS and made available for public review and comment prior to publication of the Targeted FEIS. Community and athletic events are anticipated to be scheduled after school hours and on-campus staff parking areas would be available for these event attendees.

Air Quality

Comment 27: These are going to be real environmental impacts that the community feels with a lot of idling vehicles waiting to go in and surround the area. (CM_Carr_03)

Response 27: As described in the DSOW, a detailed mobile-source air quality analysis will be provided as part of the Targeted DEIS. Based on a preliminary review of the study area roadway configuration and traffic patterns for the No-Action and With-Action conditions, it is anticipated that projected vehicle trips generated by the proposed actions may exceed the Carbon Monoxide (CO) threshold of 170 vehicles in a peak hour at a number of intersections in the study area. The intersection that is predicted to have the highest increment will be selected for CO mobile source detailed analysis.

The detailed analysis will focus on Particulate Matter less than 2.5 micrometers in diameter (PM_{2.5}) and Particulate Matter less than 10 micrometers in diameter (PM₁₀). A detailed parking lot analysis will also be conducted in accordance with the guidance of the *CEQR Technical Manual* for CO, PM_{2.5}, and PM₁₀.

Construction

Comment 28: Several comments were received requesting that the SCA continue to work with the community to provide information and respond to community needs during construction.

- We need to provide as much information to the community in advance of future construction impacts. They've already been through quite a lot. So, we want to make sure that we're keeping them informed when there's going to be major construction happening. (Sen_Scarcella-Spanton_01)

- I would like the School Construction Authority to please be mindful of the neighbors while this is happening. This is a location that's been the subject of a lot of controversy, as many of you know, during the past few months. And we just want to make sure that the neighbors, who have already suffered enough, are not in a situation where now they are going to have other issues. (AM_Reilly_02)
- Construction impacts are going to take place. So, we need to be really sensitive to the community's needs both during construction and after. (CM_Carr_03)

Response 28: The vast majority of the proposed project's construction would occur within the project site and construction activities would take place Monday through Friday during the hours of 7 A.M. to 3:30 P.M., although certain limited activities could occur on Saturdays from 7 A.M. to 3:30 P.M. Hours of construction are regulated by the NYC Department of Buildings. The SCA will distribute construction notices to neighbors, elected officials, and the Community Board for information regarding major construction activities, as needed. In addition, residents can contact Community Relations Manager Steve Gonzalez at sgonzalez@nycsca.org with any questions.

Comment 29: Another concern that I have currently is that they're starting to do construction next to my house. I don't know what their plans are. I know that when the school was there, there was flooding on my property. Now they're doing drilling and there's absolutely flooding on my property. I don't know what they plan to do with that both with the construction they're doing and when the school is there because the water from the school is going directly onto my property. (Herkert_08)

Response 29: Construction activities related to the proposed project cannot begin until the Targeted FEIS is completed. See Response #28 for an explanation of construction activities. However, initial site testing and preparation at the project site has been undertaken by the SCA, including soil borings for environmental testing and geotechnical probes for building foundations. For additional information, residents can contact Community Relations Manager Steve Gonzalez at sgonzalez@nycsca.org with any questions.

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 stormwater management regulations.

Comment 30: We'd like to know what is happening now since there's drilling and work being done currently about the enormous rodent issue being uncovered from all the work being done. (Mohan_11)

Response 30: Construction activities related to the proposed project cannot begin until the Targeted FEIS is completed. See Response #28 for an explanation of construction activities. However, initial site testing and preparation at the project site has been undertaken by the SCA, including soil borings for environmental testing and geotechnical probes for building foundations. For additional information, residents can contact Community Relations Manager Steve Gonzalez at sgonzalez@nycsca.org with any questions.

Contained rodent control will be performed during demolition and construction as required by the New York City Department of Health.

Comment 31: I also would like to note, I hope that they would concentrate on the fact that what is still considered the main entrance to the school is on the street that's less than 75 feet wide. Based on current construction regulations, you can't build a facility of this size on a street that narrow. Then add to the fact that the streets that are adjacent on the back of it are less than 40 feet wide. Right off the bat, from a design standpoint, it does not meet the base requirements for emergency egress in case of emergency. (Petrolo_12)

Response 31: Height and setback regulations for R1 through R5 Districts are set forth in Section ZR 23-631. The PS/IS and IS/HS will require a zoning waiver for non-compliance with the required sky exposure plane. Height and setback regulations are typically addressed through zoning overrides which are very common since zoning in this district is designed for low density residential neighborhoods. Historically, zoning overrides are sought to provide much-needed school capacity to a growing population while maximizing taxpayer funds. Schools in low-density residential neighborhoods throughout Staten Island are typically overbuilt to achieve the aforementioned goals such as P.S. 013 M. L. Lindemeyer, P.S. 39 Francis J. Murphy Jr., and Concord High School.

The street widths adjacent to the site for zoning purposes are defined as follows:

- Cleveland Place is 50 feet wide.
- Hastings Street is 50 feet wide.
- Landis Avenue is 60 feet wide.

According to Section FC 503 on fire apparatus access, the minimum public street and/or fire apparatus access road width for FD apparatus is 34'-0". Cleveland Place and Landis Avenue have nominal curb to curb clear dimensions of 30'-0". Section FC 503.3.2 states that buildings on public streets with substandard unobstructed widths of less than 34'-0" must be protected throughout by a sprinkler system. All buildings on site will be protected by sprinkler systems.

Public Outreach

Comment 32: Several attendees of the March 7, 2024 public scoping meeting requested that a second public scoping meeting be held.

- I would definitely encourage rescheduling this meeting to a later date, so the community can partake in it. (Sen_Scarcella-Spanton_01)
- This meeting obviously needs to be rescheduled. I think you have all inspired us now to require all municipalities to utilize Zoom and not Microsoft TEAMS for this very reason. (AM_Reilly_02)
- I would say that this is an incomplete draft scope meeting [March 7, 2024 Scoping Meeting] and this probably needs to be redone. (CM_Carr_03)
- It was very difficult to get on this meeting. I missed half of this meeting because of technical issues related to Microsoft TEAMS. Nobody in the neighborhood could get on this meeting. I have plenty of people texting me trying to get on the meeting but are getting kicked off and/or unable to access this meeting. (Fama_07)
- I was just able to get onto the audio part of this Teams Meeting. I believe it started at 6 o'clock, so it's about 7 o'clock. It took me all this time to even get on the meeting. (Herkert_08)
- I would request, if possible, I think this would serve the community better, if in person meeting, not a virtual meeting. (Herkert_08)

Response 32: The SCA agrees that the March 7, 2024 virtual public scoping meeting did not adequately provide an opportunity for the public to comment on the DSOW. To remedy this situation, a second public scoping meeting was 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 DSOW, EAF, and Supplemental Report was noticed on the NYSDEC ENB and in local newspapers on May 1, 2024. Written comments were accepted through the close of the public comment period, which ended at 5:00 P.M. on June 3, 2024.

Comment 33: And if this project comes to fruition as is, what happens when it fails? How do we rectify it? I think our residents and the students deserve that. And why that particular campus to cram that many students when there are other projects that aren't even built yet that can hold that amount of students. And all the parking that's nonexistent, where do we put the extra staff and visitors, in residents driveways, blocking the one-way streets? Who is going to rectify that. (Mohan_11)

Response 33: The SCA has over 30 years of experience developing quality schools and school campuses. In fact, for the former St. John Villa site the SCA is working with a world-renowned architect to design the new educational campus. This design will be thoughtful and sensitive so as to complement the existing natural features and grades of

the site and will sympathetically incorporate the redevelopment of the Chapel building into useful educational space.

Many nearby schools on Staten Island face overcrowding. In order to provide much-needed capacity as well as to assist in achieving recently adopted class size maximums, the SCA, in collaboration with New York City Public Schools, intends to provide appropriate school space to meet this need. It is a cost-effective use of taxpayer funds to provide ample school seats on a large property, rather than to acquire and develop additional parcels at additional taxpayer expense.

Comment 34: We'd like to respectfully request slash demand to schedule another meeting where our concerns are actually answered, not that we have to wait or see it in an e-mail or a post or click this link. We feel, and we know we deserve this considering this is our community and we pay property taxes, that we deserve answers. (Mohan_11)

Response 34: This public meeting was held to obtain feedback on the DSOW to inform the SEQRA Targeted Environmental Impact Statement. There will be further public hearings as the Targeted DEIS process proceeds, but such meetings will follow the same format as the recently held scoping meeting. Outside of the SEQRA process, the SCA External Affairs Division always engages with the community on our proposed new school facilities. The SCA presented the proposed site plan for the campus to Community Board 2 on October 17, 2023. There will be future meetings with Community Board 2 as design progresses and there is additional information to share about the project. Community members can contact Community Relations Manager Steve Gonzalez at sgonzalez@nycsca.org with any questions.

Comment 35: We're concerned as a neighborhood as to why there is no Q and A session tonight. We feel like we have no voice, like we're not being heard here and this is being forced down our throat. So that is a big question that we have, why are we not having a voice? Why are we not allowed to ask questions that we are concerned about? The reason we're here today is because we're all concerned, not because we want to hear you tell us how beautiful it's going to be. We're here to discuss concerns in the neighborhood, we're very concerned. (Steckler_15)

Response 35: The public scoping meeting for the Proposed Redevelopment of the Former St. John Villa Campus was held pursuant to SEQRA. The purpose of the meeting was to give the public an opportunity to provide comments on the DSOW for the proposed project's Targeted DEIS prepared by the SCA. The goal is to make sure everyone who wishes to comment on the proposed DSOW has an adequate opportunity to do so during the meeting, or via written submission. All comments received, including all oral and written comments, will be responded to as part of the FSOW to Prepare a Targeted DEIS for the Redevelopment of the Former St. John Villa Campus and will be used to inform the preparation of the Targeted DEIS. Although SEQRA does not require public meetings and hearings to include a question-and-answer session, the SCA has presented the project at Community

Response to Comments on the DSOW

Board 2 meetings on multiple occasions and will continue to do so. In addition, interested parties can contact Community Relations Manager Steve Gonzalez at sgonzalez@nycsca.org with questions at any time.

Comment 36: How will we be answered with our comments? (Mohan_11)

Response 36: As stated above, this hearing followed SEQRA procedures and a formal response to all comments received will be provided in the FSOW for the Targeted DEIS. Although SEQRA does not require public meetings and hearings to include a question-and-answer session, the SCA has presented the project at Community Board 2 meetings on multiple occasions and will continue to do so. In addition, interested parties can contact Community Relations Manager Steve Gonzalez at sgonzalez@nycsca.org with questions at any time.

Appendix B:

Comments Received on the Draft Scope of Work

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NEW YORK CITY DEPARTMENT OF SCHOOL
CONSTRUCTION AUTHORITY,

PUBLIC HEARING

RE: PROPOSED REDEVELOPMENT OF THE FORMER
ST. JOHN VILLA CAMPUS IN STATEN ISLAND,
RICHMOND COUNTY, NEW YORK CITY.

-----X

15 Ocean Terrace
Staten Island,
New York 10301

Date: May 16, 2024

APPEARANCES

*New York City School Construction Authority
30-30 Thompson Avenue
Long Island City, New York 11101

*Patrick O'Mara, Principle and Senior Traffic
Engineer at STD

1 MS. CALISTA NAZAIRE:

2 We're just taking a few moments to allow
3 participants to join the meeting. We will be starting
4 in just a few minutes. Everyone's been placed on mute.

5 Closed captions for Zoom participants: To turn
6 on closed captions, click the, "Show captions," button
7 on the bottom of the tool bar. To change closed
8 captions settings, click the arrow next to the, "Show
9 captions," select, "caption settings," to adjust text
10 size or select, "view full transcript," to open the full
11 transcript pane.

12 Good evening and welcome to the Public Online
13 Scoping Meeting for the proposed redevelopment of the
14 St. John Villa Campus in Staten Island, Richard County,
15 New York City.

16 My name is Calista Nazaire and I'm a senior
17 management specialist at the New York City School
18 Construction Authority for the SCA. I am the project
19 manager for the proposed redevelopment of the former St.
20 John Villa campus. I'm joined this evening by Kelly
21 Murphy, senior director of real estate services and
22 Joseph Jean Baptist, senior management specialist at the
23 SCA. As well as Patrick O'Mara principle and Senior
24 Traffic Engineer at STD, the lead consultant firm
25 supporting the SCA environmental review for the proposed

1 redevelopment of the former St. John Villa campus.

2 This evening, we will present the details of the
3 proposed project and explain the environmental review
4 process. In particular, the draft scope of work to
5 prepare a targeted draft environmental impact statement
6 or DEIS. We appreciate all of the stakeholders for
7 participating in this virtual meeting tonight. Thank
8 you all for being here.

9 Before we get started, I would like to mention a
10 few housekeeping items. Restrooms are located outside
11 this room, down the hall and to the right. Emergency
12 exits are located to your left, in the rear.

13 Before we begin tonight's presentation, I would
14 like to make a few -- just give me one second folks.

15 Please note that a stenographic transcript of
16 this meeting is being made. By participating in this
17 meeting, you are granting permission to have your name,
18 voice and likeness recorded. A copy of the full --

19 Before we begin tonight's presentation, I would
20 like to make a few general announcements. Today's
21 public scoping meeting for the proposed redevelopment of
22 the former St. John's Villa Campus is being held pursuant
23 to the New York State Environmental Quality Review Act
24 or SEQRA, S-E-Q-R-A. The purpose of this meeting is to
25 give the public an opportunity to provide comments on

1 the draft scope of work for the proposed project
2 targeted DEIS prepared by the SCA.

3 Our intent is to make sure that everyone who
4 wishes to comment on the proposed scope of work has an
5 adequate opportunity to do so during this meeting, as
6 time will permit or via written submission.

7 Tonight's meeting is a second public scoping
8 meeting to discuss the draft scope of work and prepare
9 target DEIS for the proposed redevelopment of the former
10 St. John Villa campus.

11 Technical difficulties during the March 7th
12 public scoping meeting limited the public's ability to
13 comment on the draft scope of work. We are holding
14 tonight's meeting to ensure that all members of the
15 public, who wish to provide comments, are given ample
16 opportunity to do so.

17 Tonight's meeting is a hybrid, virtual and
18 in-person event. All participants are invited to
19 comment on the draft scope of work to prepare a targeted
20 DEIS. At the end of tonight's presentation each
21 commenter will be provided three minutes to provide oral
22 testimony.

23 For those participating in person, you must sign
24 up at the registration table when you first enter the
25 meeting the table at the table at the side of the room.

1 We will call speakers by name up to the microphone
2 located in the center aisle in the front of the stage to
3 provide oral testimony.

4 Attendees not wishing to speak may choose to
5 provide a written comment on comment cards at tonight's
6 meeting. Those attending virtually via Zoom, please use
7 the raise hand function to indicate that you wish to
8 provide public comment. We will call on speaker by name
9 and unmute speakers when it's their turn to provide oral
10 testimony.

11 We will take comments from elected officials and
12 representatives from public agencies, then we'll run
13 comments from members of the general public. As a
14 general rule, we will alternate between in person and
15 virtual speakers.

16 This is not a question and answer session. It's
17 an opportunity for you to present your views on the
18 draft scope of work to prepare targeted DEIS so that the
19 SCA can consider them in preparing the final scope of
20 work and targeted DEIS.

21 Comments presented at this meeting will be taken
22 into consideration by the SCA as part of the
23 environmental review of the proposed project. All
24 comments received, including all oral and written
25 comments, received during the March 7th public scoping

1 meeting will be responded to as part of the final scope
2 of work to prepare targeted DEIS for the redevelopment
3 of the former St. John Villa campus. And as appropriate
4 will be used to inform the preparation of the targeted
5 DEIS.

6 Aside from all public comments made during
7 tonight's meeting, comments may also be submitted in
8 writing, via e-mail to sites@nycsca.org or sent via US
9 Postal Service to the New York City School Construction
10 Authority, attention Calista Nazaire, senior management
11 specialist, 25-01 Jackson Avenue, Long Island City,
12 New York 11101.

13 Comments must be received before the end of the
14 public comment period which is 5:00 P.M. eastern
15 standard time on Monday, June 3, 2024. For more
16 information about the proposed project, including the
17 draft scope of work, you can visit
18 www.nycsca.org/community/new-school-sites.

19 Please note that a stenographic transcript of
20 this meeting is being made. By participating in this
21 meeting, you are granting permission to have your name,
22 voice and likeness recorded. A copy of the full
23 transcript will be made available on SCA's website.
24 Again, www.nycsca.org/community/new-school-sites.

25 We ask that if you are participating via Zoom and

1 will be speaking that you turn off or eliminate any
2 background noise.

3 Since the original publication of the draft scope
4 of work on February 21, 2024 and presented during the
5 March 7, 2024 public scoping meeting, the SCA, in
6 response to comments received from elected officials and
7 the general public, revised a proposed project's
8 programming. The following changes to the project were
9 made:

10 The proposed primary school is now a gifted and
11 talented primary/intermediate school. The total number
12 of school seats has increased by approximately 124 from
13 approximately 1,990 to approximately 2,114.

14 The total number of assumed staff has increased
15 by approximately 13, from approximately 244 to
16 approximately 257.

17 The total building square footage has increased
18 by approximately 25,819 from approximately
19 281,942 square feet to 307,761 gross square feet.

20 The size of the proposed play yard has increased
21 by approximately 10,400 square feet from approximately
22 5,600 square feet to approximately 16,000 square feet.

23 Total construction duration is assumed to
24 decrease by two months, from approximately 72 months to
25 approximately 70 months. The revised draft scope of

1 work and environmental assessment form, or EAS,
2 published on May 1, 2024, and which are both available
3 on the SCA website, as well as tonight's presentation
4 reflects those changes.

5 On behalf of the New York City Department of
6 Education, or DOE, the SCA proposed to create three new
7 school facilities, an athletic field with an
8 approximately 700 feet bleacher section, a maintenance
9 building, an internal driveway network and a parking
10 lot, collectively referred to as the proposed property
11 on the former St. John Villa campus at 57 Cleveland
12 Place in the Arrochar section of Staten Island.

13 The three new schools will consist of
14 approximately 764 seats, gifted and talented primary
15 school/intermediate school, or PSIS, and two separate
16 independently operated, approximately 627 seat
17 intermediate/high school or ISHS. The two ISHS will
18 contain 96 seats for a District 75 program and share a
19 gymnasium, auditorium and lobby.

20 The proposed PSIS will serve students in grade
21 levels Pre-K through Eighth throughout New York City.
22 Each ISHS school will serve students in grade levels
23 sixth through twelfth in the borough of Staten Island.

24 All three schools would also serve special
25 education students enrolled in District 75 program in

1 the borough of Staten Island.

2 The proposed schools will collectively introduce
3 approximately 2,114 new school seats to the project
4 site.

5 The proposed project's purpose is to provide
6 additional permanent public school capacity in the
7 borough of Staten Island and thereby New York City as a
8 whole.

9 The DOE five-year capital plan for fiscal years
10 2025 through 2029 allocates funding to create additional
11 seats at the primary, intermediate and high school level
12 to address forecast changes in future student enrollment
13 and to support DOE's policies regarding class size
14 reduction.

15 The project site measures approximately
16 8.49 acres or approximately 370,029 square feet across
17 two tax lots block 3087 lot 1, and block 3089 lot 59.
18 The site comprises the former St.
19 John Villa Campus, which is previously occupied by the
20 former St. John Villa Academy, a private Roman Catholic
21 School that supported educational facilities for grades
22 pre-K through 12, until its closure 2018. The
23 building's associated with this former use remain on the
24 project site and consist of a former convent building or
25 Villa, a chapel building, elementary school, annex,

1 garage, high school and addition, and a pre-K center.
2 The existing buildings are in poor condition and cannot
3 feasibly accommodate the modern school functions that
4 the proposed project is intending to achieve.

5 All but the chapel building will be removed in
6 order to construct the proposed project. The proposed
7 P.S. facility would be located on the south western
8 portion of block on 3087 lot 1 near Landis Avenue. The
9 proposed IS/HS facility would be located on the north
10 eastern portion of block 3087 lot 1, near Garson Avenue.
11 The proposed athletic field would be located on the
12 south eastern portion of block 3087 lot 1, near
13 Hastings Street and Narrows Road South. And the
14 maintenance facility would be located on the southern
15 end of 3087 lot 1 near Hastings Street. An internal
16 driveway network with limited parking spaces would be
17 constructed on the same block, and would maintain the
18 existing driveway connections to Garson Avenue,
19 Cleveland Place, Landis Avenue and Hastings Street,
20 while adding a new connection to Narrows Road South. A
21 staff parking lot would be provided on block 3089 lot 59
22 along Cleveland Place.

23 The gifted and talented PSIS facility would be
24 constructed as approximately 96,381 square foot stand
25 alone structure. It would provide approximately 764

1 seats, including approximately 96 District 75 seats for
2 students in grade levels prekindergarten through eighth.
3 And approximately 16,000 square foot play yard would be
4 provided on the southeast eastern side of the proposed
5 PSIS facility. The new shared facility for the two ISHS
6 would be constructed as approximately 186,405 square
7 foot, three to five story structure.

8 This shared facility would provide approximately
9 1,350 seats for students in grades six through twelve
10 including 96 District 75 seats. And approximately
11 84,000-square foot athletic field would be constructed
12 at the southeast eastern portion of the project site
13 site. Bleacher seating, which could accommodate
14 approximately 700 hundred viewers, would occupy 4,000
15 square feet on the western side of the athletic field.
16 Outdoor lining would be provided along the edges of the
17 athletic field. The maintenance structure would contain
18 approximately 3,275 square feet, a staff parking lot
19 with approximately 98 parking spaces would be
20 constructed on lot 3089, lot 59 across from Cleveland
21 Place from the rest of the academic campus.

22 In addition to this lot, approximately 67 parking
23 spaces would be provided on lot 3087, lot 1 with an
24 internal driveway network.

25 The proposed gifted and talented PSIS would

1 employ approximately 99 teachers and staff. The
2 proposed shared facility for two separate independently
3 operated ISHS would employ approximately 158 teachers
4 and staff. These public schools would operate during
5 normal school hours from September to June, though it is
6 expected the athletic field would operate occasionally
7 in the evenings, on the weekends and during summer
8 months when school is not in session.

9 Demolition on the project site would begin in the
10 fourth quarter of 2024 and concludes in the first
11 quarter of 2025. Site work, grading and utilities would
12 begin in the first quarter in 2025 and conclude in the
13 fourth quarter of 2025. Construction of the shared
14 facility for the two ISHS and athletic field would begin
15 in the third quarter of 2025 and be complete by the
16 third quarter of 2029.

17 Construction of the gifted and talented PSIS
18 facility and renovation of the chapel building would
19 begin in the third quarter of 2025 and conclude in the
20 third quarter of 2030.

21 It is anticipated that the shared facility for
22 the two separate independently operated ISHS would be
23 operational in the third quarter of 2029. While(
24 construction activities related to the gifted and
25 talented PSIS facility and chapel building renovations

1 are ongoing.

2 The purpose of today's meeting is to obtain
3 comments on the draft scope of work for the targeted
4 DEIS. The draft scope of work is available on SCA's
5 website, www.nycsca.org/community/new-school-sites. Or
6 by sending an e-mail to sites@nycsca.org. Or may be
7 sent via US Postal Service to New York City Construction
8 Authority attention, Calista Nazaire, 25-01 Jackson
9 Avenue, Long Island City, New York 11101. Comments must
10 be received before the end of the public commenting
11 period which is 5:00 P.M. eastern standard time on
12 Monday, June 3, 2024.

13 Please note that today's scoping session is to
14 hear your comments on the draft scope of work. This is
15 not a question and answer session and is not a meeting
16 about the details of the proposed project and design.
17 However, we may choose to provide limited responses to
18 select comments this evening. All comments received
19 will be responded to as part of the final scope of work
20 to prepare a targeted DEIS or the redevelopment of the
21 former St. John Villa campus as appropriate, will be
22 used to inform the preparation of the targeted DEIS.

23 To describe more about the SEQRA process, I'll
24 turn it over to Patrick O'Mara from STD Incorporated,
25 the environmental consultant who is assisting the SCA in

1 preparing the targeted DEIS.

2

3 MR. PATRICK O'MARA:

4 Good evening everyone. My name is Patrick
5 O'Mara, I'm a principle of Traffic Engineer at STD. As
6 Calista mentioned, we are the lead consultant firm
7 supporting the SCA'S environmental review of the former
8 St. John Villa campus.

9 In the next few slides, I will explain the
10 environmental review process and summarize the draft
11 scope of work to prepare a targeted DEIS.

12 The purpose of this public scoping meeting is to
13 obtain comments on the draft scope of work for the
14 targeted DEIS. Scoping is the beginning of the public
15 process designed to determine the scope of issues to be
16 studied and addressed in the targeted DEIS. Comments
17 from involved or interested agencies and member of the
18 public help identify relevant and key issues of
19 concerns, which will then guide the scope of the
20 environment analyses performed for the targeted DEIS.

21 The comments received here today, as well as
22 those that are submitted throughout the comment period,
23 will be considered and responded to in the final scope
24 of work documents that will guide the analyses conducted
25 as part of the targeted DEIS. These analyses will

1 assess potential for environmental impacts from the
2 proposed project and the final scope of work will be
3 made available on the SCA's website and anyone
4 requesting a copy.

5 When the SCA determines that the targeted DEIS
6 conforms with the final scope of work, the targeted DEIS
7 will be released for public review. Following issuance
8 of the targeted DEIS, the SCA will hold a public hearing
9 to solicit comments on the targeted DEIS and proposed
10 project.

11 Based on comments received at that hearing and
12 other comments received in writing, a targeted final
13 environmental impact statement or FEIS, will be prepared
14 which responds to the relevant comments and makes
15 modifications to the targeted DEIS as appropriate.

16 The SCA cannot advance, approve or disapprove of
17 the proposed project until the targeted FEIS has been
18 completed and is available to inform the decision-making
19 process.

20 In the next few minutes, I will be providing an
21 overview of the SEQRA environmental review process. And
22 I'll be explaining the approach to conducting
23 environmental analyses, as I described the environmental
24 assessment form and the targeted DEIS.

25 The EAF is available on the SCA website at

1 www.nycsca.org/community/new-school-sites. And by
2 request from sites@nycsca.org.

3 The proposed project is a type one action per
4 SEQRA. The targeted DEIS will be prepared to assess
5 potential environmental impacts of the proposed actions,
6 present mitigation for identifying significant impact
7 and explore alternatives that may avoid or reduce
8 potential impacts.

9 An EAF is a document developed specifically for
10 SEQRA that provides an organized approach to identify
11 and assessing the information needed by the lead agency,
12 as it makes a determination of significance. An EAF and
13 supplemental report was prepared in the proposed project
14 and available on the SCA website as
15 www.nycsca.org/community/new-school-sites.

16 It is important to note, that while the EAF is a
17 SEQRA document, because the project is located in New
18 York City, the SCA, as the lead agency followed the
19 guide and methodologies and thresholds presented in the
20 New York City Environmental Quality Review, abbreviated
21 CEQR, C-E-Q-R, technical manual in preparing the
22 supplemental report to the EAF.

23 The EAF and supplemental report identified
24 several technical areas that do not require additional
25 analyses. And as such, will not be included in the

1 targeted DEIS. These analyses include land use zoning
2 and public policy, socioeconomic conditions, community
3 facilities and services, open space, urban design and
4 visual resources, natural resources, hazardous
5 materials, energy, solid waste and sanitation services
6 and lastly, greenhouse gas admissions and climate
7 change. As previously mentioned, the assessment for
8 these types of technical areas can be found in the EAF
9 on the SCA website at
10 www.nycsca.org/community/new-school-sites.

11 As for the analyses that were not screened out in
12 the EAF and supplemental the report. Further analysis
13 will be prepared as part of the targeted DEIS. The
14 targeted DEIS will be as SEQRA document. However, as
15 with the supplemental report to the EAF, the SCA will be
16 following the guidance, methodologies and thresholds
17 presented in the New York City CEQR technical manual.

18 As described in the draft scope of work, the targeted
19 DEIS will include a detailed project description, as
20 well as, description of proposed alternatives to the
21 proposed actions, which for this targeted DEIS, is the
22 no action alternatives, or in other words, what the
23 project site would be in the future, if the proposed
24 actions did not occur. Conditions in the future with
25 the proposed actions will be compared to conditions

1 anticipated in no action alternative to assess impacts.

2 Now I will review the environmental analyses as
3 described in the draft scope of work. The targeted DEIS
4 will be assess the potential for impacts related to
5 shadows. Given the height of buildings in proximity of
6 the chapel building, a sunlight sensitive resource to
7 the project site. Potential affects related to
8 *instrumental shadows will be analyzed. The targeted
9 DEIS will include an analysis of water and sewer
10 infrastructure, specifically a sewer and storm water
11 assessment to assess the effects of increase sanitary
12 and storm water flows on the City's infrastructure
13 serving the project site.

14 The targeted DEIS will include analysis historic
15 and cultural resources that will assess the potential
16 for objects to archeological resources. And determine
17 the potential for direct and indirect effects to
18 historic resources. Especially given, the proposed
19 project redevelopment of a former St. John Villa Campus,
20 which eligible for listing on the National and State
21 Register for Historic Places. The targeted DEIS will
22 provide transportation analyses, that will include
23 traffic, transit and pedestrian analyses to determine
24 the potential impacts associated with the proposed
25 actions.

1 In addition, vehicular crash analysis will be
2 provided and parking demand generated by proposed
3 actions will be considered in a parking analysis.
4 The targeted DEIS will analyze air quality. The air
5 quality analysis will evaluate both stationary source
6 impacts or impacts on/or from stationary sources of
7 regulate air pollutant, such as buildings and mobile
8 source impacts or impacts from mobile vehicles, which
9 may regulate air pollutants. The targeted DEIS will
10 analyze noise and vibration. The operation of an
11 educational facility of this size could potentially
12 result in both mobile and stationary source noise
13 impacts.

14 The principal sources of noise resulting from the
15 operation of proposed new school buildings would be from
16 the athletic fields, the proposed outdoor play yard,
17 building mechanical ventilation systems and project
18 induced mobile source. Mobile source/traffic noise will
19 be assessed, potential traffic noise exposure and impact
20 at the nearest mobile sensitive properties to the
21 proposed school bus routes as targeted DEIS.

22 The targeted DEIS will look at the potentially effects
23 to public health in the vicinity of the proposed
24 project. Specifically, as it is related to the analysis
25 of air quality, water quality and noise.

1 The targeted DEIS will also include a
2 neighborhood character analysis. The neighborhood
3 character analysis will be performed based on any
4 changes identified in other technical areas, including
5 historic and cultural resources, shadows and noise,
6 which may affect the defining feature or the overall
7 character of the neighborhood.

8 The targeted DEIS will analyze potential
9 construction impacts. We will describe construction
10 activities, such as the phasing, staging plans and
11 equipment to be utilize and provide consolidated review
12 of potential effects attributed to project construction.
13 Specifically, to transportation, air quality, noise and
14 vibration.

15 The targeted DEIS will also describe mitigation
16 measures, that will be developed described and analyzed
17 for any predicted impacts.

18 Finally, the targeted DEIS will include chapters
19 for the analysis of alternatives. As previously
20 described, the alternatives to the proposed action is
21 the no action target. The targeted DEIS will also
22 include analyses of cumulative effects. Which puts the
23 project in the context of other actions describing a
24 relationship of proposed actions to other recent, or
25 recently foreseeable development in the surrounding

1 area.

2 And lastly, summary chapters will be prepared as
3 part of the targeted DEIS, including an executive
4 summary, unavoidable adverse impacts, growth inducing
5 aspects of proposed project and irreversible and
6 irretrievable commitments of resources.

7 This concludes our presentation on the draft
8 scope of work to prepare a targeted DEIS to the proposed
9 redevelopment of the former St. John Villa Campus. I
10 will now turn it back to Callista to begin the public
11 comment portion of tonight's meeting.

12

13 MS. CALISTA NAZAIRE:

14 Thank you all for being here. I would like to
15 now open the meeting up for public comments. Marlene
16 will give instruction again on how to speak and we will
17 begin listening to public comments.

18

19 MS. MARLENE BAUER:

20 Thank you, Calista.

21 Good evening, everyone. The meeting tonight
22 allows for both in person and virtual participation as a
23 hybrid-style meeting.

24 We ask for your patience during the meeting as we
25 accommodate all participants who wish to provide

1 comments.

2 To sign up to make a public comment at tonight's
3 meeting, virtual participants joining us on Zoom may
4 sign up to make a comment using the, "Raise Hand"
5 feature. Simply leave your hand raised so our team
6 knows you wish to make a comment. For those of you in
7 attendance here tonight, you must sign up at the
8 registration table when you first enter the meeting and
9 we have a table right here inside the area of the room
10 where you can sign up.

11 Whether you're here in the room, you will be
12 called by name. All speakers will have three minutes to
13 make a comment. Speakers may register up until
14 7:30 p.m.

15 Although speaker sign up will close at 7:30, the
16 SCA will stay to hear all those who have signed up to
17 tonight to make a comment.

18 Please focus comments on the draft scope of work
19 for the proposed project's targeted draft environmental
20 impact statement only.

21 Speakers who use inappropriate language, act
22 inappropriately or provide comments that are not geared
23 towards today's meeting may be cautioned or muted.

24 Registered speakers will now be called. In order
25 to accommodate everyone, we will alternate between

1 virtual and in-person speakers.

2 When we call your name and you're in person, we
3 request that you come to the microphone at the front of
4 the room and we ask you reconfirm your name and specify
5 if you have an affiliation or if you are a resident.

6 The three-minute timer will begin once you start
7 speaking. If you're participating from the Zoom
8 platform when your name is called or I'll identify you
9 by the last four digits of your phone number, a member
10 of our staff will unmute your mic. Please reconfirm
11 your name and affiliation and the three minute timer
12 will begin once you start speaking.

13 At this time, I would like to ask our first
14 speaker who is Senator Jessica Scarcella-Spanton to make
15 a comment. She's joining us virtually.

16 Senator, can you hear us?

17 MS. SCARCELLA-SPANTION: Hi, yes, I hear
18 you. Thank you.

19 Well, good evening, everybody. This is Senator
20 Justice Scarcella-Spanton. I represent the area where
21 the proposed school site is.

22 At this proposed construction project for two new
23 school facilities, I want to address some crucial
24 aspects of the draft scope of work issued by the New
25 York City School Construction Authority.

1 First and foremost, I find it imperative that we
2 continue to address the issues of parking and traffic
3 management. I'm very pleased to see there are spots
4 allocated for staff, but I just want to make sure that
5 those spots will be sufficient for that staff that's
6 going to be working in both of these schools.

7 The outer part area has severe traffic congestion
8 and the addition of this new school will definitely
9 exacerbate the situation. We need a comprehensive plan
10 that includes sufficient parking space and pick up
11 procedures to alleviate congestion and ensure the safety
12 of students, staff and residents.

13 Moreover, I'm strongly advocating that the chapel
14 of the former St. John Villa campus be repurposed as a
15 mindfulness space, providing students with a designated
16 area for reflection and significantly contribute to
17 mental health and wellbeing. I believe this will be a
18 great opportunity to prioritize that on this new campus.

19 I am also excited that this newly developed
20 school will be a gifted and talented school. Staten
21 Island is home to many talented and academically gifted
22 students who would benefit greatly from a specialized
23 education program tailored to taking their education to
24 new heights.

25 The proposed measures stems from members of our

1 community are intended to not only enrich the
2 educational experience of students, but also enhance the
3 overall wellbeing of my constituents in the community.

4 And I also heard the School Construction
5 Authority will continue conversations with us and the
6 neighbors in the surrounding area as construction moves
7 forward so we can make sure it's going ahead smoothly.

8 Thank you so much and I look forward to this
9 project coming to fruition.

10 MS. BAUER: Thank you so much for your comment.
11 We will at this time ask the next speaker to approach
12 the mic, Carla Mohan.

13 MS. MOHAN: Thank you. I'm a resident, I'm a
14 concerned parent and also a concerned homeowner. Since
15 the last meeting, it seems to have had an uptick in
16 seats and staff. And very strange on where we're
17 fitting all these humans. Parking is going to be a
18 mess, the current building is set upon multiple one-way
19 streets next to the Verrazzano Bridge.

20 In the morning, it is bottlenecked, it poses a
21 major emergency issue for not only the residents, but
22 for students. God forbid of something.

23 This particular campus, Petrides Campus, is
24 43 acres with 1,400 students. The future north shore
25 school that's proposed down on Front Street is -- let me

1 see what I have here -- 35 acres for 600 students and
2 Villa is 7 acres for 2,100 plus students and staff. I
3 don't know who has done the math, it doesn't seem to be
4 mathing. I definitely think that since the uptick,
5 there should be another traffic study along with more
6 environmental studies. And I know other residents have
7 similar concerns, but we hope that you see that it is
8 just not feasible. And if this project comes to
9 fruition as is, what happens when it fails? How do we
10 rectify it? I think our residents and the students
11 deserve that. And why that particular campus to cram
12 that many students when there are other projects that
13 aren't even built yet that can hold that amount of
14 students.

15 Previous students at Villa only -- didn't exceed
16 800 students in total and to almost triple it seems
17 excessive to say the least. And all the parking that's
18 nonexistent, where do we put the extra staff and
19 visitors, in residents driveways, blocking the one-way
20 streets? Who is going to rectify that.

21 Those are my concerns, thank you very much.

22 MS. BAUER: Thank you very much for your comment.

23 We're going to take a virtual speaker, Jeremy
24 Woodoff is on the Zoom. If you can hear us, please let
25 us know can you hear us.

1 MR. WOODOFF: Good evening. My name is Jeremy
2 Woodoff. I'm a board member of the Victorian Society of
3 New York and I'm speaking today on behalf of the society
4 its preservation committee.

5 The Victorian Society is dedicated to fostering
6 the appreciation and preservation of our nineteenth
7 century heritage. The New York chapter from
8 preservation of individual and scenic landmarks,
9 interior and exhibits.

10 We are speaking today because of our concerns of
11 the state of the natural eligible and the buildings that
12 make up the St. John Villa Academy. And in particular,
13 the 1847 (inaudible).

14 One of New York's important architects, the
15 designer of St. Patrick's Cathedral and other
16 significant buildings. (Inaudible)

17 The hill that he built is a rare (inaudible) for
18 this period. (Inaudible) making sure the exterior can
19 easily be reverted and restored. In the same way the
20 restoration project in the city and nation are
21 undertaken. The purpose of (inaudible) and to provide
22 the decision makers sound and objective information so
23 that they can make informed decisions on how to proceed
24 with a project while avoiding or minimizing an adverse
25 impact on resources.

1 We are shown the scope of the DEIS to describe to
2 alternatives. The project that is designed, which is to
3 demolish most of the campus, (inaudible), or the no
4 build option, no change to society.

5 Such an EIS, (inaudible), it would provide
6 decision makers with no options (inaudible) the project
7 could receive adverse impacts, in which, (inaudible),
8 proceed with the project as designed.

9 The DEIS should include one alternative of the
10 new school complex as designed and the preservation of
11 the site in particular the 1847 middle.

12 (Inaudible). There's no physical constraint on
13 retaining them. Alternatives might include restoration
14 of the build for school related or compatible use with
15 another entity for a compatible use within the captain
16 or civilization (inaudible). The architects that are
17 involved in this project are incapable of outlining and
18 assessing such alternatives. We suggest there is a
19 possibility to do so. And we request the SCA direct
20 that serious and viable alternative be included in the
21 DEIS, which allows both mandated objections new school
22 and reservation of our resources to receive to
23 consideration.

24 MS. BAUER: Thank you. Thank you so much. The
25 next few speakers will be here in person, Roseanne Gamba

1 followed by Mike Petrolo.

2 FEMALE VOICE: I would like to refer my time to
3 Scott Herkert.

4 MALE VOICE: I signed in already.

5 MS. BAUER: Okay. Scott Herket. State your name
6 and affiliation.

7 MR. HERKERT: Scott Herket, I am a resident. I
8 will start by saying that the neighborhood is not
9 adverse to the school, but we are adverse to a school
10 this big.

11 Some of the statistics that I'll run by:
12 Petrides, which is a centrally-located school with over
13 45 acres. It's easily accessible, only 1300 students.
14 Saint Joseph Hill, which is a bottleneck, it causes a
15 bottleneck in the area, over 17 acres, approximately
16 1,000 students. It's causing traffic jams in the area
17 on at least two sides of the school. St. John Villa,
18 the worst location, the worst bottleneck, next to the
19 Verrazzano Bridge, next to the last entrance to the
20 bridge without the school, there are bottlenecks there.

21 St. John Villa sits on six acres, last entrance,
22 approximately when they were open, they had
23 approximately 700 students. It caused traffic jams, a
24 nightmare for the neighborhood. It doesn't work at this
25 size.

1 Parents are going to be dropping their students
2 off on the streets. I was told that they would not be
3 allowed to drive through the school. I was also told
4 that the entrance, the gate that's right next to my
5 house, which is on Landis Avenue, would not be used for
6 busses, but yet, when I see the drawings, it looks like
7 they still are.

8 I truly believe that when they bought this
9 property, I don't believe they did their true due
10 diligence and someone made a mistake here. This does
11 not fit in this neighborhood, not at this size.

12 MS. BAUER: Thank you so much for your comment.
13 The next speaker will be Mike Petrolo.

14 MR. PETROLO: Mike Petrolo, resident. A couple
15 people already mentioned issues relative to parking. In
16 the information that you provided tonight, you provided
17 that there would be roughly 260 staff members. You also
18 provided numbers that you would be providing about 150
19 parking spaces. Add to that visitors and other people
20 doing business at the school, you're starting off with a
21 hundred parking spots less than will be needed just to
22 run the day-to-day operations, not accounting for
23 parents visiting, other events that may be going on in
24 the school during the day and then add to the fact that
25 when you have an event in the field, you're talking

1 about a potential attendance of 700. That doesn't fit.

2 I also would like to note, I hope that they would
3 concentrate on the fact that what is still considered
4 the main entrance to the school is on the street that's
5 less than 75 feet wide. Based on current construction
6 regulations, you can't build a facility of this size on
7 a street that narrow. Then add to the fact that the
8 streets that are adjacent on the back of it are less
9 than 40 feet wide. Right off the bat, from a design
10 standpoint, it does not meet the base requirements for
11 emergency egress in case of emergency. Add to that what
12 previous people mentioned, it's near two other schools
13 with the busses and the traffic for dropping those
14 students off. You're taking a situation where a school
15 that existed was a challenge for the neighborhood, but
16 barely made it survivable for the students and residents
17 of the area. Now you're talking about taking that and
18 amplifying that by factor of three. This is just not
19 the place for that size facility. Thank you.

20 MS. BAUER: Thank you. We appreciate that the
21 comments are focused on the draft scope of work for the
22 proposed projects, the targeted draft environmental
23 impact statement.

24 The next speaker will be Margie Fama.

25 MS. FAMA: I'm a resident homeowner. I live on

1 Columbia Avenue and Chicago, which is a direct route to
2 the Villa entrance on Landis. I have two dead-end
3 blocks that are adjacent to that and we are directly
4 affected by Hill's traffic. There's another school on
5 the Hill property that everybody keeps forgetting and
6 PS39 around the corner. We have three schools in the
7 immediate area. My concerns are my driveway is blocked
8 on a daily basis, the fire hydrants are blocked on a
9 daily basis, we have parents constantly parking in the
10 no parking zone every day making the two way out on
11 Columbia Avenue a one way, where there is stand off on a
12 regular, who is going to back out, who is going to make
13 a U-turn, who is going to let who go first.

14 My concern is if we need a fire truck, if we need
15 an ambulance, if we need a police car, you can't get
16 through already. Now you want to add 2,300 students and
17 X amount of teachers, I can't see this being possible.
18 The traffic is -- it just can't withstand the
19 neighborhood, it just doesn't make sense.

20 So we are bottlenecked, we are one way in, one
21 way out, if you can get out. I am requesting another
22 traffic survey be done. I want it done during the
23 school year, not on a day off, not on a half day, not on
24 a holiday.

25 The current traffic survey that they did, I

1 didn't get to see the results of that. I don't know if
2 they shared it with us. I haven't seen it, I would like
3 another one done since you guys have decided to add more
4 students and more staff. I think it's only fair you do
5 another traffic survey. And you know, that's really the
6 main problem for me. I'm happy for the gifted and
7 talented. I'm very concerned about the traffic and the
8 safety of our residents not being able to, you know, get
9 help. God forbid we need it.

10 We already have parents blocking the driveway,
11 blocking the intersection, parking in the intersection.
12 You can't even get a school bus through there if you
13 tried. I'm very upset about this, I'm upset they threw
14 another three or four hundred students in there out of
15 nowhere. My concern is, I want another traffic survey.
16 That's it.

17 MS. BAUER: Thank you very much for your comment.
18 The next speaker is Caroline Steckler.

19 MS. STECKLER: Hi, good evening. My name is
20 Caroline Steckler, I'm a resident.

21 My concern is it says the following areas were
22 already assessed by the EAF and don't required any
23 further analysis. Hazardous materials, do the buildings
24 have asbestoes, where do we find the reports on that,
25 that's information I think the area should have. Also,

1 the parking spots were a concern. I think you said
2 there were 257 spots, 165 teachers or workers and that
3 leaves 92, that's not including students and already
4 it's a tight space. There's people that go to work in
5 the city that park on the turn, the people working there
6 every day see it. We have teachers from the other
7 school parking on the streets in the area. I think this
8 should be reconsidered. And just so I understand
9 correctly, it's going to be three IS schools, PSIS, an
10 ISHS and another ISHS. Is it really necessary for three
11 IS schools on one facility? I don't know, maybe the
12 numbers could be adjusted. That's all for me. Thank
13 you. Have a good night.

14 MS. BAUER: Thank you very much for your comment.
15 I would like to extend an invitation to Roseanne Gamma.
16 At this time, there are no registered speakers. If you
17 have spoken and would like to speak again, you can
18 certainly sign up to speak.

19 MR. HERKERT: Is there going to be answers to the
20 questions?

21 MS. BAUER: There's no question and answer during
22 this testimony, but if you would like to make another
23 comment, feel free to do so. And if you are on Zoom,
24 you can raise your hand and let us know that you would
25 like to make a comment. Please note that you may also

1 submit comments that you have on the draft scope of work
2 for the targeted DEIS by sending an e-mail to
3 sites@NYCSCA.org or send US Postal Service to New York
4 City School Construction Authority to Calista Nazaire,
5 25-01 Jackson Avenue, Long Island City, New York 11101.
6 Comments must be received before the end of the public
7 comment period, which is 5:00 p.m. on Monday June 3,
8 2024.

9 Since we don't have any registered speakers at
10 this time, we will take a short break of five minutes.
11 You may still sign up to speak and we will resume
12 listening to public comments when we return.

13 (At this time, there was a pause in the
14 proceeding.)

15 MS. BAUER: At this time, there are no registered
16 speakers. We would like to remind that if you would
17 like to make a public comment during tonight's meeting,
18 you can sign up here in the room and if you're
19 participating by Zoom, please use the raise hand
20 function and we'll get you added to the speakers list.

21 Please note that you may also submit comments you
22 have on the draft scope of work for the targeted DEIS by
23 sending in an e-mail, by sending it by mail and comments
24 must be received before the end of the public comment
25 period which is 5:00 p.m. on Monday June 3, 2024.

1 And I see somebody signed up to speak. Just
2 going to wait a moment.

3 MR. HERKERT: So we're concerned as a
4 neighborhood as to why there is no Q and A session
5 tonight. We feel like we have no voice, like we're not
6 being heard here and this is being forced down our
7 throat. So that is a big question that we have, why are
8 we not having a voice? Why are we not allowed to ask
9 questions that we are concerned about? The reason we're
10 here today is because we're all concerned, not because
11 we want to hear you tell us how beautiful it's going to
12 be. We're here to discuss concerns in the neighborhood,
13 we're very concerned.

14 We've experienced, as many people know, the
15 migrant center that was there. We didn't have a choice.
16 We're kind of getting that same feeling here. We feel
17 like we don't have a voice.

18 Again, we need that question and answer, why are
19 not getting an opportunity to ask questions.

20 Another concern that I have currently is that
21 they're starting to do construction next to my house. I
22 don't know what their plans are. I know that when the
23 school was there, there was flooding on my property.
24 Now they're doing drilling and there's absolutely
25 flooding on my property. I don't know what they plan to

1 do with that both with the construction they're doing
2 and when the school is there because the water from the
3 school is going directly onto my property.

4 The other thing that I need clarity on, because I
5 was told otherwise, the entrance that is next to my
6 house, whether or not that is going to be used as an
7 entrance because I made an issue of it and then I was
8 told no, they changed that they're not going to use that
9 as an entrance. Which one is it going to be? Thank
10 you.

11 MS. BAUER: Thank you very much.

12 MS. NAZAIRE: I just want to remind everyone that
13 all comments received will be responded to as part of
14 the final scope of work to prepare the DEIS and as
15 appropriate, will be used to inform the preparation of
16 the environmental review documents.

17 MS. BAUER: Thank you for that clarification.
18 The next speaker, Carla Mohan.

19 MS. MOHAN: So first, how will we be answered
20 with our comments. Another concern which we didn't
21 bring up, but there is a football field being proposed
22 to be built on the campus and where are all those
23 visitors and spectators and opposing teams going to
24 park, how that is going to impact the surrounding
25 community? This seems -- every time we bring up very

1 important ideas, it seems that it goes back to the
2 drawing board and the seats and the amount of people
3 only increases. This is very concerning. Obviously we
4 are not opposed, of course, for a school that was what
5 the campus and school was contracted out to be. We were
6 pleased and thrilled that the St. John Villa legacy can
7 continue, but to put that amount of students and staff
8 into that building and to compromise the lives and the
9 hardworking homeowners have put into their own community
10 is not fair.

11 Again, there is another school slated to open
12 just a few miles away from the ground up with only 600
13 children or students with ample enough room. Why isn't
14 these plans being moved to that location and Villa
15 continue with the same amount of students.

16 There's also concern that the Geller House might
17 be proposed or might be turning into a school themselves
18 that is directly across on the one-way street from St.
19 John Villa and Hill's entrance also. We hope --
20 actually, we demand that the School Construction
21 Authority does their due diligence, rethinks the project
22 and makes it actually something that can come to
23 fruition without there being major mistakes that need to
24 be rectified and possibly not rectified and live in
25 chaos. Thank you.

1 MS. BAUER: Thank you. And we appreciate that
2 the comments are focused on the draft scope of work for
3 the proposed project, targeted draft and environmental
4 impact statement.

5 At this time, there are no registered speakers.
6 Again, if you would like to make a comment or another
7 comment during tonight's meeting, you may sign up.
8 Again, here in the room and if you are joining us
9 virtually, please use the raise hand feature so that our
10 team can identify you and will add you to the speaker's
11 list.

12 At this time, there are no registered speakers.
13 We'll take a five minute break and see if anybody has
14 anymore comments. Thank you.

15 (At this time, there was a pause in the
16 proceeding.)

17 MS. BAUER: Welcome back. We still don't have
18 any registered speakers at this time. We will be taking
19 a ten minute break. Please note that you may sign up to
20 speak here in the room and also, if you are joining us
21 virtually, please raise your hand to identify yourself
22 as someone you would like to be added to the speaker's
23 list. You may also submit comments on the draft scope
24 of work for the targeted DEIS by sending an e-mail to
25 sites@nycsca.org or mailing the New York City School

1 Construction Authority to attention Calista Nazaire
2 25-01 Jackson Avenue, Long Island City, New York 11051.
3 Comments must be received before the end of the comment
4 period which is 5:00 p.m. on Monday June 3, 2024. We'll
5 now take a ten minute.

6 (At this time, there was a pause in the
7 proceeding.)

8 MS. BAUER: Welcome back to the public online
9 scoping meeting for the proposed redevelopment of the
10 former St. John Villa campus in Staten Island. At this
11 time, we don't have any registered speakers. If you
12 would like to make a public comment, feel free to sign
13 up. You may sign up again if you've already had the
14 opportunity to make a comment and if you're joining us
15 virtually, please raise your hand so our team knows to
16 identify you so we can get you on the speaker's list.
17 You may also submit comments that you have on the draft
18 scope of work for the targeted DEIS by sending an e-mail
19 to sites@NYCSCA.org or you can mail your comment in as
20 long as it's received before 5:00 p.m. Monday June 3,
21 2024.

22 At this time, we don't have any registered
23 speakers so we'll take another ten minute break and
24 we'll take any speakers when we return, thank you.

25 (At this time, there was a pause in the

1 proceeding.)

2 MS. BAUER: Welcome back. I would like to issue
3 a last call for speakers. We will be closing the
4 speaker register in about ten minutes at 7:45. At this
5 time, there are still no registered speakers so I would
6 like to remind you if you'd like to make a comment,
7 please sign up here in the room or if you're on Zoom and
8 would like to make a comment, please raise your hand so
9 our team can identify you. And there's no speakers at
10 this time, we will take a ten minute break.

11 (At this time, there was a pause in the
12 proceeding.)

13 MS. BAUER: Thank you and welcome back everyone.
14 We do have a registered speaker. Before I call Carla
15 Mohan back to speak, I just want to remind everyone that
16 we are going to be closing speaker registration so this
17 is your last and final opportunity to add your name to
18 the list to speak or if you're joining us via Zoom to
19 raise your hand so our team knows you're interested in
20 making a comment.

21 MS. MOHAN: Hi again. We'd like to respectfully
22 request slash demand to schedule another meeting where
23 our concerns are actually answered, not that we have to
24 wait or see it in an e-mail or a post or click this
25 link. We feel, and we know we deserve considering this

1 is our community and we pay property taxes, that we
2 deserve answers.

3 We'd like to know what is happening now since
4 there's drilling and work being done currently about the
5 enormous rodent issue being uncovered from all the work
6 being done. Where are the test results for any
7 asbestoes and if it's being removed, how is that being
8 done and how is it going to affect us the community, the
9 immediate neighbors.

10 The size of the project, again, there should have
11 been better planning. It's just obvious, and how is it
12 acceptable there'll be hundreds of busses entering just
13 feet from a residential house all day long, back and
14 forth students being dropped off, how is that possible?
15 We feel it's sad, but it is very apparent now it's
16 become quantity over quality. We keep hearing about
17 students and the numbers keep going up, but why is it
18 more students, why is it cram as many students in as
19 possible? And why is there such a need for this massive
20 project? Where's the census, where are these students
21 coming from, are they local to the neighborhood, are
22 they coming from other boroughs, where are they coming
23 from? And we do expect that smart of minds to
24 understand that these are real concerns and to fix these
25 issues and these current errors. It's not too late to

1 fix it.

2 So again, thank you, we do hope that we will get
3 a scheduled meeting where we can speak face to face. We
4 believe we deserve that and to get our answers to these
5 concerns. Thank you.

6 MS. BAUER: Thank you for your comment. At this
7 time, there are no registered speakers. Please note
8 that you may also submit comments you have on the draft
9 scope of work for the targeted DEIS by sending an e-mail
10 to sites@NYCSCA.org or sending it by mail to the New
11 York City School Construction Authority to the attention
12 of Calista Nazaire 25-01 Jackson Avenue, Long Island
13 City, New York 11101. Comments must be received before
14 the end of the comment period which is 5:00 p.m. Monday
15 June 3, 2024, and if there are no other speakers, we'll
16 take a ten minute break before Calista will officially
17 end the meeting at that time.

18 (At this time, there was a pause in the
19 proceeding.)

20

21 MS. CALISTA NAZAIRE:

22 Thank you for attending tonight's public scoping
23 meeting and for providing your input. I would like to
24 remind you the comment period will remain open until
25 5:00 p.m. eastern standard time Monday June 3, 2024. If

1 you'd like to submit comments, you can do so via e-mail
2 to sites@nycsca.org or by US Postal Service to New York
3 City School Construction Authority, attention Calista
4 Nazaire, senior management specialist 25-01 Jackson
5 Avenue, Long Island City, New York 11101. Just a
6 reminder again, comments must be received before the end
7 of the public comment period which again is 5:00 p.m.
8 eastern standard time, Monday, June 3, 2024.
9 Thank you and this closes out today's public scoping
10 meeting. Good night.

11 Time ended: 8:00 P.M.

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NEW YORK CITY DEPARTMENT OF SCHOOL
CONSTRUCTION AUTHORITY

PUBLIC HEARING

RE: PROPOSED REDEVELOPMENT OF THE FORMER ST. JOHN
VILLA CAMPUS IN STATEN ISLAND, RICHMOND COUNTY,
NEW YORK CITY.

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Virtual

Via MS TEAMS

DATE: March 7, 2024

Time: 6:10 p.m.

APPEARANCES

*New York City School Construction Authority

30-30 Thompson Avenue

Long Island City, New York 11101

*Kelly Murphy, Senior Director of Real Estate
Services

*Patrick O'Mara, Principle and Senior Traffic
Engineer at STD

Francine Carroll

Court Reporter

2 MS. CALLISTA NAZAIRE:

3 Thank you everyone for joining. Good evening and
4 welcome to the Public Online Scoping Meeting for
5 the Proposed Redevelopment of the former St. John
6 Villa Campus in Staten Island, Richmond County,
7 New York City.

8 Before we get into tonight's meeting, we
9 have a few brief announcements. To access live
10 captioning on TEAMS, please select the more icon
11 at the top of the TEAMS window in the language and
12 speech pane. Please select turn on live caption.
13 You'll receive a notification showing your set
14 language. Live captions will than be shown
15 towards the bottom of the call screen.

16 If you would like to provide comment
17 during tonight's meeting, please identify yourself
18 in the chat and we will call your name during the
19 public comment portion. We will begin with
20 Elected Officials and Representatives from Public
21 Agencies and then move on to comments from members
22 of the general public.

23 Aside from oral public comments made
24 during tonight's meeting, comments may also be
25 submitted in the writing via E-mail. Send an

2 email sites@nycsca.org or it may be sent via U.S.
3 Postal service to New York City School of
4 Construction Authority attention Callista Nazaire,
5 Senior Management Specialist 3030 Thompson Avenue
6 4th Floor, Long Island City, New York 1101.
7 Comments must be received before the end of the
8 public comment period, which is 5:00 p.m. Eastern
9 Standard Time on Monday, March 25th 2024. For
10 information about the project, including the draft
11 scope of work, you can visit
12 www.NYCSCA.org/community/new-school-sites.

13 Once again, if you would like to
14 provided comment during tonight's public comment
15 scoping meeting, please identify yourself in the
16 chat and we will call your name during the public
17 comment portion of tonight's meeting. We will
18 begin with Elected Officials and Representatives
19 from Public Agencies and then move on to comments
20 from members of the general public.

21 Today's public scoping meeting for the
22 proposed redevelopment of the former St.John's
23 Villa Campus is being held pursuant to the New
24 York State Environmental Quality Review Act or
25 SEQRA, S-E-Q-R-A. The purpose of this meeting is

2 to give the public an opportunity to provide
3 comment on the draft scope of work for the
4 proposed project targeted Draft Environmental
5 Impact Statement or DEIS, prepared by the New York
6 City School Construction Authority, or SCA.

7 Our intent is to run the meeting in a
8 fair and impartial manner and then try to make
9 sure everyone who wishes to comment on proposed
10 draft scope of work has an adequate opportunity to
11 do so during this meeting, as time will permit, or
12 via written submission.

13 This is not a question and answer
14 session. It is instead an opportunity for you to
15 present your views, so that SCA can consider them
16 in preparing the targeted DEIS.

17 Comments presented at this meeting will
18 be taken into consideration by the SCA, as part of
19 the environmental review of the proposed project.
20 All comments received, will be responded to as
21 part of the final scope of work to repair targeted
22 DEIS for the redevelopment of the former St. John
23 Villa Campus. And as appropriate, we will be used
24 to inform the preparation of the targeted DEIS.

25 Please note, that a stenographic

2 Transcript of this meeting is being prepared. By
3 participating in this meeting, you're granting
4 permission to have your name, voice, and likeness
5 recorded. A full Transcript will be made
6 available on SCA's website at
7 WWW. NYCSCA.org/community/new-school-sites. We
8 ask that if you are participating via TEAMS and
9 will be speaking that you turn off or eliminate
10 any background noise.

11 Good evening, my name is Callista
12 Nazaire. I'm a Senior Management Specialist for
13 the New York City School of Construction Authority
14 or SCA. I'm the project manager for proposed
15 redevelopment of the former St. John Villa Campus
16 We appreciate all of the state work holders who
17 are participating in this virtual meeting tonight.
18 Thank you all for being here.

19 On behalf of the New York City
20 Department of Education or DOE, the SCA proposes
21 to create two new schools facilities, an
22 approximately 736-seat primary school or P.S. and
23 a shared facility for two, approximately, 627-seat
24 intermediate/high schools or IS/HS, an athletic
25 field with a 700-seat bleacher section, a

2 maintenance building, an internal driveway network
3 and a parking lot on the former St. John Villa
4 Campus at 57 Cleveland Place in the Arrochar
5 section of Staten Island.

6 The proposed project would serve
7 students in grades pre-kindergarten through 12 and
8 special education students enrolled in District 75
9 program in the Borough of Staten Island.

10 The proposed project's purpose is to
11 provide additional permanent public school
12 capacity in the Borough of Staten Island. The DOE
13 five year capital plan for fiscal years 2025
14 through 2029, allocates funding to create
15 additional seats at the primary, intermediate and
16 high school levels to address forecast changes in
17 the future school enrollment and support DOE's
18 policies regarding classroom size reduction.

19 The project site measures approximately
20 8.49 acres or approximately 307,029 square feet
21 across two tax lots, block 3087 lot 1, and block
22 3089 lot 59. The site comprises the former St.
23 John Villa Campus, which is previously occupied by
24 the former St. John Villa Academy, a private Roman
25 Catholic School that supported educational

2 facilities for grades pre-K through 12, until its
3 closure 2018. The building's associated with this
4 former use remain on the project site and consist
5 of a former convent building or Villa, a chapel
6 building, elementary school, annex, garage, high
7 school and addition, and a pre-K center. The
8 existing buildings are in poor condition and
9 cannot feasibly accommodate the modern school
10 functions that the proposed project is intending
11 to achieve.

12 All but the chapel building will be
13 removed in order to construct the proposed
14 project. The proposed P.S. facility would be
15 located on the south western portion of block on
16 3087 lot 1 near Landis Avenue. The proposed IS/HS
17 facility would be located on the north eastern
18 portion of block 3087 lot 1, near Garson Avenue.
19 The proposed athletic field would be located on
20 the south eastern portion of block 3087 lot 1,
21 near Hastings Street and Narrows Road South. And
22 the maintenance facility would be located on the
23 southern end of 3087 lot 1 near Hastings Street.
24 An internal driveway network with limited parking
25 spaces would be constructed on the same block, and

2 would maintain the existing driveway connections
3 to Garson Avenue, Cleveland Place, Landis Avenue
4 and Hastings Street, while adding a new connection
5 to Narrows Road South. A staff parking lot would
6 be provided on block 3089 lot 59 along Cleveland
7 Place.

8 The PS facility would be constructed as
9 an approximately 92,303 square foot stand alone
10 structure. It would provide approximately
11 736-seats, including approximately 96 District 75
12 seats, for students in grade levels pre=K through
13 five. And approximately 5,600 square foot at
14 grade play yard, would be provided on the
15 southeastern side of the proposed P.S. facility.
16 The new shared facility for 2 IS/HS, would be
17 constructed as an approximately 165,739 square
18 foot three to five story structure.

19 This IS/HS facility would be provide
20 approximately 1,254 seats for students in 6th
21 through 12. And approximately 84,000 square foot
22 athletic field would be constructed on the
23 southeastern portion of the project site.
24 Bleacher seating, which would accommodate
25 approximately 700 viewers would occupy,

2 approximately 4,000 square feet on the western
3 side of the athletic field. Outdoor lighting
4 would be provided along the edges of the athletic
5 field. The maintenance structure would contain
6 approximately 2,200 square feet of space. A staff
7 parking lot with approximately 98 parking spaces
8 would be constructed on block 3089 lot 59, across
9 Cleveland Place from the rest of the academic
10 campus. In addition to this lot, approximately 67
11 parking spaces would be provided on block 3087 lot
12 1 with an internal driveway network.

13 The proposed PS would employ
14 approximately 96 teachers and staff. The proposed
15 shared facility for 2 IS/HS's would employ
16 approximately 148 teachers and staff. These
17 public school facilities would operate during
18 normal school hours from September to June, though
19 it is expected that the athletic field would
20 operate occasionally in the evening, on weekends,
21 and during Summer months when school is not in
22 session.

23 The construction schedule. Demolition
24 on the project site would begin in the third
25 quarter of 2024 and conclude in the first quarter

2 of 2025. Site work, grating and utilities, would
3 begin in the first quarter of 2025 and conclude in
4 the first quarter of 2025. Construction of the
5 shared facility for the two IS/HS's and athletic
6 field, would begin in the third quarter of 2025
7 and be complete by the third quarter of 2029.
8 Construction of the PS facility and renovation of
9 the chapel building would begin in the third
10 quarter of 2025 and conclude in the third quarter
11 of 2030.

12 It is anticipated that the shared
13 facility for the 2 IS/HS's would be operational in
14 the third quarter of 2029. While construction
15 activities related to the PS facility and chapel
16 building renovations are ongoing.

17 Submitting public comment. The purpose
18 of today's meeting is to obtain comments on the
19 draft scope of work for the targeted DEIS. The
20 draft scope of work is available at SCA's website
21 at www.NYCSCA.org/community/new-school-sites or by
22 sending any E-mail to sites@NYCSCA.org. You can
23 only send via U.S. Postal service to NYC School
24 Construction Authority attention Callista Nazaire
25 3030 Thompson Avenue 4th Floor, Long Island City,

2 New York 11101. Comments must be received before
3 the end of the public comment period, which is
4 5 p.m. Eastern Standard Time on Monday, March 25th
5 2024.

6 Please note, that today's scoping
7 session is to hear your comments on the draft
8 scope of work. This is not a question and answer
9 session and is not a meeting about the details of
10 the proposed project and the design. All comments
11 received, will be responded to as part of the
12 final scope of work to prepare a DEIS for the
13 redevelopment of the former St. John Villa campus
14 and as appropriate, will be used to inform
15 preparation of the DEIS.

16 To describe more about the SEQRA
17 process, I'll turn it over to Patrick O'Mara from
18 STD Incorporated. The environmental consultant
19 who is assisting the SCA in preparing the targeted
20 DEIS.

21

22 MR. O'MARA:

23 Thank you Callista. Good evening everyone. My
24 name is Patrick O'Mara, Principle and Senior
25 Traffic Engineer at STD. As Callista mentioned,

2 we are the lead consultant firm supporting the
3 SCA's environmental review for the proposed
4 redevelopment of the former St. John Villa campus.
5 In the next few slides, I will explain the
6 environmental review process and summarize the
7 draft scope of work to prepare a targeted Draft
8 Environmental Impact Statement or DEIS.

9 The purpose of this public scoping
10 meeting is to obtain comments on the draft scope
11 of work in the targeted DEIS. Scoping is the
12 beginning of a public process designed to
13 determine the scope of issues to be studied and
14 addressed in the targeted DEIS. Comments from
15 involved or interested agencies and members of the
16 public help identify relevant and key issues of
17 concern, which will then guide the scope of the
18 environmental analyses performed for the targeted
19 DEIS.

20 The comments received here today, as
21 well as, those that are submitted throughout the
22 comment period, will be considered and responded
23 to in a final scope of work document, that will
24 guide the analyses conducted as part of the
25 targeted DEIS. These analyses will assess

2 potential for environmental impacts from the
3 proposed projects.

4 The final scope of work will be made
5 available on the SCA's website and will be
6 distributed to anyone requesting a copy. When the
7 SCA determines that the targeted DEIS, conforms
8 with the final scope of work, the targeted DEIS
9 will be released for public review. Following
10 issuance of the targeted DEIS, the SCA will hold a
11 public hearing to solicit comments on the targeted
12 DEIS and proposed project.

13 Based on comments received at the
14 hearing and other comments received in writing, a
15 targeted Final Environmental Impact Statement or
16 FEIS will be prepared which responds to relevant
17 comments and makes modifications to the targeted
18 DEIS as appropriate.

19 The SCA cannot advanced, approve, or
20 disapprove a proposed project until the targeted
21 FEIS has been completed as available to inform a
22 decision making process.

23 In the next few minutes, I will be
24 providing an overview of the New York State
25 environmental quality review act or SEQRA,

2 S-E-Q-R-A, environmental review process. And I'll
3 be explaining the approach to conducting
4 environmental analyses as I describe the
5 Environmental Assessment Form, or EAF and the
6 targeted DEIS.

7 The proposed project is a type one
8 action per SEQRA. A targeted DEIS would be
9 prepared to assess potential environmental impacts
10 of the proposed actions, present mitigation
11 measures for identifying significant adverse
12 impacts and explore alternatives that may avoid or
13 reduce potential impacts.

14 An EAF is a document developed
15 specifically for SEQRA that provides an organized
16 approach to identify and assessing the information
17 needed by the lead agency, as it makes a
18 determination of significance. An EAF and
19 supplemental report was prepared in the proposed
20 project and is available on SCA website at
21 WWW.NYCSCA.org/community/new-school-sites.

22 It is important to note, that while the
23 EAF is a SEQRA document, because the project is
24 located in New York City, the SCA, as the lead
25 agency followed the guide and methodologies and

2 thresholds presented in the New York City
3 Environmental Quality Review, abbreviated CEQR,
4 C-E-Q-R technical manual in preparing the
5 supplemental report to the EAF.

6 The EAF and supplemental report
7 identified several technical areas that do not
8 require additional analyses. And as such, will
9 not be included in the targeted DEIS. These
10 analyses are land use zoning and public policy,
11 socioeconomic conditions, community facilities and
12 services, open space, urban design and visual
13 resources, natural resources, hazard materials,
14 energy, solid waste and sanitation services and
15 lastly, greenhouse gas admissions and climate
16 change. As previously mentioned, the assessments
17 with these technical areas can be found in EAF and
18 supplemental report on the SCA website at
19 WWW.NYCSCA.org/community/new-school-sites.

20 As for the analyses that were not
21 screened out in the EAF and supplemental the
22 report. Further analysis will be prepared as part
23 of the targeted DEIS. The targeted DEIS will be
24 as SEQRA document. However, as with the
25 supplemental report to the EAF, the SCA will be

2 following the guidance, methodologies and
3 thresholds presented in the New York City CEQR
4 technical manual.

5 As described in the draft scope of work,
6 the targeted DEIS will include a detailed project
7 description, as well as, description of proposed
8 alternatives to the proposed actions, which for
9 this targeted DEIS, is the no action alternatives,
10 or in other words, what the project site would be
11 in the future, if the proposed actions did not
12 occur. Conditions in the future with the proposed
13 actions will be compared to conditions anticipated
14 in no action alternative to assess impacts.

15 Now I will review the environmental
16 analyses as described in the draft scope of work.
17 The targeted DEIS will be assess the potential for
18 impacts related to shadows. Given the height of
19 buildings in proximity of the chapel building, a
20 sunlight sensitive resource to the project site.
21 Potential affects related to *instrumental shadows
22 will be analyzed. The targeted DEIS will include
23 an analysis of water and sewer infrastructure,
24 specifically a sewer and storm water assessment to
25 assess the effects of increase sanitary and storm

2 water flows on the City's infrastructure serving
3 the project site.

4 The targeted DEIS will include analysis
5 historic and cultural resources that will assess
6 the potential for objects to archeological
7 resources. And determine the potential for direct
8 and indirect effects to historic resources.
9 Especially given, the proposed project
10 redevelopment of a former St. John Villa Campus,
11 which eligible for listing on the National and
12 State Register for Historic Places.

13 The targeted DEIS will provide
14 transportation analyses, that will include
15 traffic, transit and pedestrian analyses to
16 determine the potential impacts associated with
17 the proposed actions.

18 In addition, vehicular crash analysis
19 will be provided and parking demand generated by
20 proposed actions will be considered in a parking
21 analysis.

22 The targeted DEIS will analyze air
23 quality. The air quality analysis will evaluate
24 both stationary source impacts or impacts on/or
25 from stationary sources of regulate air pollutant,

2 such as buildings and mobile source impacts or
3 impacts from mobile vehicles, which may regulate
4 air pollutants.

5 The targeted DEIS will analyze noise and
6 vibration. The operation of an educational
7 facility of this size could potentially result in
8 both mobile and stationary source noise impacts.
9 The principal sources of noise resulting from the
10 operation of proposed new school buildings would
11 be from the athletic fields, the proposed outdoor
12 play yard, building mechanical ventilation systems
13 and project induced mobile source. Mobile
14 source/traffic noise will be assessed, potential
15 traffic noise exposure and impact at the nearest
16 mobile sensitive properties to the proposed school
17 bus routes as targeted DEIS.

18 The targeted DEIS will look at the
19 potentially effects to public health in the
20 vicinity of the proposed project. Specifically,
21 as it is related to the analysis of air quality,
22 water quality and noise. The targeted DEIS will
23 also include a neighborhood character analysis.
24 the neighborhood character analysis will be
25 performed based on any changes identified in other

2 technical areas, including historic and cultural
3 resources, shadows and noise, which may affect the
4 defining feature or the overall character of the
5 neighborhood.

6 The target DEIS will analyze potential
7 construction impacts. We will describe
8 construction activities, such as the phasing,
9 staging plans and equipment to be utilize and
10 provide consolidated review of potential effects
11 attributed to project construction. Specifically,
12 to transportation, air quality, noise and
13 vibration. The targeted DEIS will also describe
14 mitigation measures, that will be developed
15 described and analyzed for any predicted impacts.

16 Finally, the targeted DEIS will include
17 chapters for the analysis of alternatives. As
18 previously described, the alternatives to the
19 proposed action is the no action target. The
20 targeted DEIS will also include analyses of
21 cumulative effects. Which puts the project in the
22 context of other actions describing a relationship
23 of proposed actions to other recent, or recently
24 foreseeable development in the surrounding area.

25 And lastly, summary chapters will be

2 prepared as part of the targeted DEIS, including
3 an executive summary, unavoidable adverse impacts,
4 growth inducing aspects of proposed project and
5 irreversible and irretrievable commitments of
6 resources.

7 This concludes our presentation on the
8 draft scope of work to prepare a targeted DEIS to
9 the proposed redevelopment of the former St. John
10 Villa Campus. I will now turn it back to Callista
11 to begin the public comment portion of tonight's
12 meeting. Callista?

13

14 MS. NAZAIRE:

15 Hello.

16 You will now have the opportunity to
17 provide comment on the draft scope of work to
18 prepare targeted DEIS for the redevelopment of the
19 former St. John Villa Campus. If you would like
20 to speak and have not already done so, please
21 identify yourself in the chat and we will call
22 your name when it is time to provide comment. We
23 will begin with Elected Officials and
24 Representatives from public agencies. And then,
25 move on to comments from members of the general

2 public. Each speaker will be permitted up to
3 three minutes of time to provide comment.

4 Please note, that today's scoping
5 session is to hear your comments on the draft
6 scope of work. This is not a question and answer
7 session and is not a meeting about the details of
8 the proposed project and the design. All comments
9 received will be responded to as part of the final
10 scope of work to prepare a DEIS for the
11 redevelopment of the former St. John Villa Campus.
12 And as appropriate, will be used to inform the
13 preparation of the DEIS.

14 Do we have any speakers?

15 MS. MURPHY: Is the unmute
16 function working for the public. Can
17 we unmute folks? .

18 MALE VOICE: The unmute button
19 has been enabled for folks of the
20 public. Again, please write your name
21 and your affiliations in the chat, in
22 order for me to allow you to state
23 your question.

24 MS. MURPHY: Are there any
25 elected officials that would like to

2 speak?

3 MALE VOICE: I see Senator
4 Jennifer Scarcella-Spanton in the
5 chat. You can unmute yourself and
6 state your question.

7 Senator, if you do have any
8 issues with your mic, please say so in
9 the chat.

10 MS. MURPHY: Joe Clusiff, can
11 you see things in the chat, I'm not
12 able to?

13 MALE VOICE: If you click on
14 the Q and A, next to the chat bubble,
15 that's where everyone is writing in
16 the chat. So the Q and A, next to the
17 chat bubble is where you would see --

18 MS. MURPHY: Got it, thank you.

19 MALE VOICE: No problem.

20 MS. MURPHY: So, we will just
21 leave the meeting open to hear public
22 comments. We're here until eight.

23 MALE VOICE: I see that
24 everyone is having issues un-muting
25 themselves. I'm working on allowing

2 people to unmute themselves.

3 MS. NAZAIRE: While we wait to
4 see if any additional speakers will
5 join us today. We'll take an
6 opportunity to also read comments.
7 So, if there's anyone with comments,
8 please share them in the chat.

9 MS. MURPHY: I think people
10 want to speak. We're having trouble
11 with the mic.

12 MS. NAZAIRE: Right. In the
13 meantime, until we figure that one
14 out.

15 MS. MURPHY: Did someone reach
16 out to the IT, they were supposed to
17 be on call to assist us if we were
18 having problems.

19 MS. NAZAIRE: Can I ask our
20 guests to try and unmute themselves
21 now.

22 MS. MURPHY: Did you hear back
23 from someone from IT? Is someone
24 working on this?

25 MS. NAZAIRE: Yes, they are

2 there. Joe is talking to them right
3 now.

4 MS. MURPHY: I apologize. I
5 thought we did a test run on this.

6 MS. NAZAIRE: Folks, just give
7 us a few more minutes. We have IT on
8 the line, they're attempting to fix
9 this issue. We apologize.

10 MS. MURPHY: And we can respond
11 to any questions in the chat.

12 MS. NAZAIRE: Folks, once
13 again, can you try to unmute yourself.
14 Let's see if it works.

15 Senator, are you able to --

16 We'll definitely go over where
17 you can submit written testimony. The
18 deadline is March 25th. But, we'll go
19 over that all again. As a matter of
20 fact, I'll do that in the meantime.
21 Just as a reminder. Comments maybe
22 submitted in writing, via E-mail, to
23 sites@NYCSCA.org or maybe sent via US
24 Postal service to New York City School
25 Construction Authority attention

2 Callista Nazaire, Senior Management
3 Specialist 3030 Thompson Avenue,
4 fourth floor Long Island City, New
5 York 11101. Comments must be received
6 before the end of the public comment
7 period, which is 5 p.m. Eastern
8 Standard Time on Monday March 25th
9 2024.

10 All comments received will be
11 responded to as part of the final
12 scope of work to prepare DEIS for the
13 redevelopment of the former St. John
14 Villa Campus. And as appropriate,
15 will be used to inform the preparation
16 of the DEIS.

17 For more information about the
18 project, including the draft scope of
19 work, you can visit
20 [www.NYCSCA.org/community/new-school-](http://www.NYCSCA.org/community/new-school-sites)
21 [sites.](http://www.NYCSCA.org/community/new-school-sites)

22 DENISE: Are we still on the
23 phone conference?

24 MS. NAZAIRE: Hello, I hear

2 DENISE: Hi, this is Denise
3 from Assembly Member Michael
4 O'Reilly's office in Staten Island. I
5 know that you're having problems with
6 the TEAMS meeting, because that's a
7 view only, no audio. So, is this
8 conference still going on?

9 MS. NAZAIRE: Yes, it is and we
10 can hear. You do have a question?

11 DENISE: I do not have a
12 question. I was here for observation
13 only.

14 MS. NAZAIRE: Okay, welcome,
15 welcome. Thank you.

16 DENISE: Thank you.

17 MS. NAZAIRE: Senator. Hold on
18 one second, we're going to cue up our
19 guests speakers now.

20 It's working, everyone is able
21 to unmute themselves now. Thank you.
22 Thank you for baring with us everyone,
23 we're having some technical
24 difficulties here.

25 MR. OMARA: Senator Jessica

2 Scarcella-Spanton, if you can unmute
3 yourself.

4 MS. MURPHY: I think the
5 previous caller was calling in through
6 the TEAMS option and not -- that's
7 what she was saying. She can't see
8 when she calls in.

9 I think at, some point, because
10 this is starting to be a long time. I
11 think we're going to have to schedule
12 another hearing and push out the
13 comment period.

14 DENISE: Hi, this is Denise
15 from Assembly Member Michael Reilly's
16 office. That was me who had cut in.
17 It seems like we're the only people
18 that can hear. But, I do know that
19 someone else is on the line, a
20 community member, they're texting me,
21 telling me they can hear my
22 conversation, but nobody else.

23 MR. OMARA: And you're on the
24 phone, correct?

25 DENISE: I called in, yes. So,

2 I could not get on TEAMS Webex. And
3 when I did finally get on, it says
4 view only. Couldn't see a chat,
5 couldn't hear anyone. So, I came back
6 to the phone and you can hear me, but
7 I think everyone else is having a
8 problem for some reason.

9 MS. MURPHY: Sounds like it. I
10 think, Callista, we're going to have
11 reschedule and push out the comment
12 period. So, we'll have to repost the
13 adds and do everything again, because
14 this is not acceptable to not be able
15 to hear comments. Even we can, it's
16 already been like 20 minutes. So,
17 this doesn't, you know, it's not --
18 this is not applicable.

19 MS. NAZAIRE: This is not
20 applicable for people to provide
21 comments.

22 DENISE: And somebody from the
23 community is texting me that they can
24 hear me, but nothing else.

25 MR. OMARA: Everyone is able to

2 hear. But, unfortunately, even when I
3 unmute everyone --

4 COUNCIL MEMBER DAVID CARR: Hi,
5 this is Council Member David Carr.
6 I've been on the TEAMS trying to
7 speak. And so, when I realized that
8 the number works, I called in. I'm
9 sorry, I didn't mean to interrupt the
10 prior speaker. So, are you
11 acknowledging people in turn at this
12 stage?

13 MS. NAZAIRE: Yes, yes, so
14 Senator Carr, let me start the three
15 minute period and then we can begin.
16 Please begin.

17 COUNCIL MEMBER DAVID CARR: I'm
18 going to start by saying something
19 that I think my colleagues in
20 government from the Assemblyman's
21 office, was just trying to articulate,
22 which is that, you know clearly there
23 was a technical error and a lot of
24 people who, you know, wanted to opine
25 on this matter, were not able to do

2 so, probably had set aside time in the
3 first hour of the two hour window to
4 do so and no longer can.

5 So, I would say that this is an
6 incomplete draft scope meeting and
7 this probably needs to be redone --

8 MS. NAZAIRE: We agree, we're
9 going to do that Council member.

10 COUNCIL MEMBER DAVID CARR: I'm
11 glad to hear that.

12 MS. NAZAIRE: Absolutely.

13 COUNCIL MEMBER DAVID CARR: As
14 far as what's kind of before us today,
15 I know this is about the draft DEIS
16 and not specifically about the
17 substance of the plan in terms of
18 building what and where, and what's
19 going to go in them. But, I'm going
20 to try to address both as quickly as I
21 can.

22 So, you know, I've been pushing
23 for a gifted and talented K to 8
24 school to be located at the site,
25 since, you know, I ran for office in

2 2021. And it's absolutely a critical
3 need that needs to be addressed and
4 can be addressed at this site. Along
5 site other potential academic uses.
6 And we've had some constructive
7 conversations with the Chancellor. As
8 SIBOR president, I called for this in
9 2022. I know that Senator
10 Scarcella-Spanton and some other
11 elected officials on Staten Island
12 support this motion.

13 And what I'm concerned about
14 this proposal, is that the stand alone
15 primary school and the stand alone
16 intermediate school building, creates
17 a scenario where that doesn't seem
18 likely to have a unified K to 8
19 facility or school, because now you're
20 going to be dividing said proposed
21 school. And so, I think that we're
22 setting up a situation where we come
23 down the road to have a conversation
24 with the Department of Education and
25 they're going to tell us, you know,

2 I'm sorry, you know, Council Member,
3 sorry BP, sorry elected officials,
4 sorry community. We're not able to
5 accommodate this, because that's now
6 what SCA built us. So, I know SCA
7 builds it DOE fills it. But, we need
8 to have a conversation upfront about
9 how we're going to accommodate the
10 desire and uses from the community in
11 the building plan, not after the fact.
12 That's totally cart before the horse.

13 So, I think that,
14 unfortunately, the plan leaves
15 something to be desired. I've
16 articulated this at the DEC District
17 31 when there was a hearing, Staten
18 Island Community Board 2, when there
19 was a hearing, that we needed a GNC to
20 be accommodated on this campus. So,
21 while that's theoretically possible,
22 it doesn't seem likely given what's
23 proposed here today.

24 But, in particular,
25 environmental impacts are very real.

2 This was a campus that nowhere ever
3 had the amount of students, that
4 you're proposing to put here, when the
5 Villa campus was operating at it's
6 peak occupancy. So, you're talking
7 about an area that's already nears
8 P.S. 39, already near the St. Joseph
9 Hill Academy campus. When all three
10 schools are running at their peak,
11 traffic in the morning and afternoon
12 dismissals was disastrous. I know, I
13 sat in it for many years as a student
14 at Villa from first through eighth
15 grade. And the proposal that's before
16 us, does nothing to facilitate
17 neighborhood through foot traffic.

18 I'm so glad to see that there's
19 an entrance on Narrows Road, I think
20 that was something that was missing
21 from earlier iterations. But, we
22 really need to think about how we're
23 going to do pick up and drop off here
24 differently, because the cueing in
25 this neighborhood, is going to become

2 very, very difficult with the number
3 of students you're proposing to put at
4 this site.

5 Additionally parking. I'm so
6 glad to see that there's parking
7 that's being put there for faculty
8 members and administration. I know
9 SCA doesn't like to build parking
10 facilities, but what's there really is
11 not sufficient to meet the employee
12 need, or the parent's need, or the
13 guardian need, and others who are
14 going to be visiting the campus.
15 Whenever there's some kind of
16 community event, or a game, there's a
17 number of fields that are proposed to
18 be sited here, along side with the
19 building.

20 So, I think that there's not
21 enough thought that goes into the
22 community impact. These are going to
23 be real environmental impacts that the
24 community feels with a lot of idling
25 vehicles waiting to go in and surround

2 the area. Not to mention, the
3 construction impacts that are going to
4 take place. So, we need to be really
5 sensitive to the community's needs
6 both during construction and what
7 you're leaving behind.

8 MS. NAZAIRE: Thank you so much
9 --

10 COUNCIL MEMBER DAVID CARR:
11 That's the substance of my
12 summary and I'll be writing written
13 testimony to supplement it. Thank
14 you.

15 MS. NAZAIRE: Thank you, we
16 appreciate your comments.

17 SENATOR JESSICA SCARCELLA-SPANTON:
18 Hi, this is Senator
19 Scarcella-Spanton, I was able to call
20 in.

21 MS. NAZAIRE: We appreciate
22 you. Thank you. Please begin.

23 SENATOR JESSICA SCARCELLA-SPANTON:
24 Good evening, this is Senator
25 Jessica Scarcella-Spanton, I represent

2 the St. John Villa Academy area, I'm
3 also a proud alumni. So, the success
4 of this school is extremely important
5 to me and also the constituents that I
6 represent in the surrounding area.

7 I think it's absolutely crucial
8 that we provide enough parking at the
9 school. I'd also like to propose the
10 idea of maybe a leveled parking lot to
11 accommodate the faculty, parents. And
12 we need to also come up with a real
13 traffic plan to reduce the impact to
14 this neighborhood and to ensure a
15 practical traffic solution for pick up
16 and drop off. Also, you know, that's
17 thinking more down the line. But,
18 with construction impacts that are
19 going to happen, as much as we can
20 have information early, so we can see
21 that information gets back to the
22 community. They've already been
23 through quite a lot. So, we want to
24 make sure that we're keeping them
25 informed when there's going to be

2 major construction happening.

3 Also, I'd like to second what
4 the Councilman said. It would be
5 great to have a Gifted and Talented
6 School for these students. We
7 discussed this at our last meeting,
8 but I also would like to propose,
9 thinking about it, being more K
10 through eight in the building, as
11 opposed K through 5. I think that
12 would allow a smoother transition for
13 the Gifted and Talented Program.

14 Also, it might not be the
15 perfect space here. But, when we talk
16 about the chapel, I would like to
17 consider having that converted into a
18 meditative space. A lot of public
19 schools have taken this initiative.
20 It's good for kid's mental health, it
21 gives them a quiet space and it keeps
22 the tradition of what that was intact
23 as well. And also, I would definitely
24 encourage rescheduling this meeting to
25 a later date, so the community can

2 partake in it.

3 Stopping, traffic plans, making
4 sure that there's enough parking.

5 Because I went to St. John Villa, I
6 know it was very difficult having a
7 much, much, smaller school for that
8 neighborhood, that community right
9 next-door, and this amount of students
10 is going be really difficult if we
11 don't have the appropriate parking in
12 place for them. I think that's it.

13 MS. NAZAIRE: Thank you. We
14 appreciate your comment. We're going
15 to close on the comment period now,
16 just because --

17 DENISE: This is Assembly
18 Member Michael Reilly's office again.
19 Can I just jump on and say, that it's
20 the -- we were not even invited to
21 this meeting, we found out through the
22 community.

23 ASSEMBLY MEMBER MICHAEL REILLY:

24 Denise, can you hear me?

25

2 BY DENISE: Oh, great.

3 ASSEMBLY MEMBER MICHAEL REILLY:

4 First of all, I want to echo my
5 colleagues sentiments that this
6 meeting obviously needs to be
7 rescheduled. I think you have all
8 inspired us now to require all
9 municipalities to utilize Zoom and not
10 Microsoft TEAMS for this very reason.
11 So, we'll be in touch about that.

12 The second thing that I want to
13 say, is I want to echo the council
14 member sentiments. That we would love
15 and we want to have a Gifted and
16 Talented Program after the last
17 administration under Mayor De Blasio
18 tried to disseminate Gifted and
19 Talented. That is something that our
20 Borough requires and that is something
21 that we would like to see happen. The
22 third thing I want to echo is the fact
23 that my sister was a student at St.
24 John Villa Academy, so I would, either
25 myself, when I was able to drive, pick

2 her up from the school, or my parents
3 who would be stuck in traffic,
4 tremendous traffic at that location.

5 So, with that being said, I
6 would like the School Construction
7 Authority of the City, to please be
8 mindful of the neighbors while this is
9 happening. This is a location that's
10 been the subject of a lot of
11 controversy, as many of you know,
12 during the past few months. And we
13 just want to make sure that the
14 neighbors, who have already suffered
15 enough, are not in a situation where
16 now they are going to have other
17 issues.

18 So, I want to leave it at that.
19 I would look forward to this meeting
20 being reschooled and thank you for
21 listening.

22 MS. NAZAIRE: Thank you.

23 MS. MURPHY: Just to confirm,
24 We will be rescheduling this meeting.

25 ASSEMBLY MEMBER MICHAEL REILLY:

2 Thank you so much.

3 MS. NAZAIRE: We want to
4 apologize again for all the technical
5 issues. This meeting, I want to
6 confirm, we will be reschedule it. We
7 are going to close our comment
8 section, just so we can allow for this
9 part two.

10 MS. MURPHY: But, if folks are
11 here and been patient, should have the
12 opportunity to put their comments in
13 now. But, we will also reschedule
14 this meeting. Are there others that
15 wish to comment on this meeting?

16 MS. NAZAIRE: Whoever would
17 still like to speak, you can share in
18 the comment or unmute yourself.

19 COMMUNITY MEMBER: Hi, I'd like
20 to speak.

21 MS. NAZAIRE: Yes.

22 COMMUNITY MEMBER: I'm a
23 community member, I live down the
24 block from Villa.

25 MS. NAZAIRE: Can you state

2 your name first?

3 COMMUNITY MEMBER: Sure.

4 Marjorie Fama I live on Columbia
5 Avenue and Chicago Avenue at the
6 corner. It's very difficult, I missed
7 half of this meeting because of this
8 legal meet or whatever this is that
9 we're on Microsoft TEAMS, whatever.
10 Nobody could get on in the
11 neighborhood. I have plenty of people
12 texting me, during this, trying to get
13 on, getting kicked off, unable to
14 access this meeting. So, this was a
15 disaster, let me first say.

16 Secondly, we have made your
17 concerns about the traffic flow going
18 through Chicago and Columbia, going
19 down Landis, all flowing into
20 Cleveland. You know, we already have
21 St. Joseph Hill Academy there, that we
22 have accidents, we have a standoff,
23 you can't get a police car, an
24 ambulance, a fire truck through here
25 if you need to. Because a two way

2 street becomes a one way street,
3 because of all the illegal parking at
4 drop off and pick up. And it has
5 never been maintained by the Traffic
6 Authority. I don't anticipate it ever
7 been done. And I'm concerned about,
8 God forbid, one of us needing an
9 ambulance, a fire truck, or a police
10 car here, we can't get anybody down
11 this block. So, we need to know
12 what's going to happen with the
13 traffic and how you intend on
14 managing, through these small dead end
15 one way streets.

16 MS. NAZAIRE: Thank you for
17 your comment.

18 COMMUNITY MEMBER: Thank you.

19 MS. NAZAIRE: Is there anyone
20 else on the phone?

21 COMMUNITY MEMBER: Hello, can I
22 be heard right now.

23 MS. NAZAIRE: Yes, please, can
24 you state your name and then you may
25 begin.

2 COMMUNITY MEMBER: Name is
3 Scott Herbet, I'm adjacent to the
4 school. I was just able to get onto
5 the audio part of it, I believe it
6 started at 6 o'clock, so it's about
7 7 o'clock. It took me all this time
8 to even get on the meeting. Again, I
9 live adjacent to the school. When
10 Villa was opened, we were dealing with
11 the school that probably had 600, 700
12 students and it was a traffic
13 nightmare.

14 Now, they're looking to bring
15 in multiple factor of three plus to
16 the facility. We don't understand
17 maybe you can make it clear, maybe you
18 have different plans that we don't
19 know about. But, we don't understand,
20 how you are going to make this work.
21 It barely worked with 600 students and
22 now they want to put over 2000
23 students. It's a traffic logistical
24 nightmare here, it is next to
25 bottleneck, next to the bridge, which

2 backs up every morning. So, how they
3 are going to make this work, I don't
4 see how that's going to happen. And
5 again, please address that, because we
6 do not understand how you're going to
7 make this work. We don't see it.

8 Thank you.

9 MS. NAZAIRE: Thank you for
10 your comment.

11 I just want to remind everyone,
12 this meeting will be rescheduled due
13 to all the technical difficulties.
14 But, if we have anyone on the line
15 that would like to ask a question or
16 to provide a comment, please let us
17 know now.

18 Hello everyone, just want to
19 remind the group that we will be
20 rescheduling this meeting again. I
21 also want to remind you, that if you
22 have any comments, they can be
23 submitted in writing to via E-mail at
24 sites@NYCSCA.org or US Postal Service
25 to New York Construction Authority

2 attention Callista Nazaire Senior
3 Management Specialist at 3030 Thompson
4 Avenue fourth floor, Long Island City,
5 New York 11101. We will be extending
6 the comment period so and that will be
7 posted shortly. Again, we will be
8 redoing this public meeting.

9 MS. MURPHY: I saw a hand
10 raised with a phone number. Joe, can
11 you see that?

12 MR. OMARA: Anyone who has a
13 question or a comment can unmute
14 themselves. If they have a question
15 or comment.

16 COMMUNITY MEMBER: I just would
17 like to note, this is Marjorie Fama
18 again. I just would like to know, how
19 we would be informed of the next
20 meeting. Because this was very
21 quietly done. It was apparently in
22 the onset of the Community Board
23 meeting, but I think that, you know, a
24 lot of people don't attend those. So,
25 the word didn't really get out. And

2 thankfully, I was able to find out
3 about it and tell the neighbors. But,
4 I just want to know how we'll be
5 informed?

6 MS. NAZAIRE: SCA will be
7 posting our website. We will also be
8 posting in the local newspaper, I
9 believe it was the Staten Island
10 Advance, the City records, again our
11 website.

12 MS. MURPHY: We sent some
13 letters out as well, did we not, to
14 the Community Board.

15 MS. NAZAIRE: We circulated to
16 all our respective public officials.
17 yes, we did.

18 MS. MURPHY: In Community
19 Board. So, we will do the same again.

20 COMMUNITY MEMBER: Thank you.

21 MS. MURPHY: Thank you.

22 MS. NAZAIRE: Folks, we're just
23 going to take a quick 5 minute break
24 to fix some things off line. We'll be
25 right back.

2 (Whereupon, a 5 minute break
3 was taken).

4 MS. NAZAIRE: Good evening
5 everyone, I just want to remind
6 everyone that's on the line, that we
7 will be rescheduling this public
8 meeting. When we do have a new date
9 and time, we'll be posting it on the
10 SCA's website, we will be posting in
11 the local papers, and reaching out to
12 our local community Board Council
13 members elected, and letting you know
14 the new date and time.

15 We apologize for the technical
16 difficulties we've been having today.
17 But, we will be rescheduling this
18 event.

19 MS. MURPHY: And extending the
20 comment period as well.

21 MS. NAZAIRE: If there's anyone
22 on the line that would like to pose a
23 comment, please feel free to do so,
24 unmute yourself now, if you can.

25 I just want to remind everyone,

2 that it seems if are you able to call
3 in, that we will be able to hear you
4 that way. The number, let me share
5 the number with everyone to call in.
6 Let me see if I can pull it up now.

7 MALE VOICE: Hello.

8 MS. NAZAIRE: Hi. Welcome.
9 Can you state your name and your
10 comment?

11 COMMUNITY MEMBER: Yes, hi,
12 this is Scott Herbet. I would
13 request, if possible, I think this
14 would serve the community better, if
15 this meeting next time, can be done as
16 in person meeting, not a virtual
17 meeting. Thank you.

18 MS. NAZAIRE: Thank you. What
19 was your name?

20 COMMUNITY MEMBER: Scott
21 Herbet.

22 MS. NAZAIRE: Thank you. Is
23 there anyone else on phone that would
24 like to provide a comment?

25 Folks, give me two minutes.

2 I'm going to make some edits offline.

3 (Whereupon, a short break was
4 taken.)

5 Good evening everyone, we're
6 just taking a few moments due to
7 some technical difficulties this
8 meeting will be rescheduled to a
9 new date and time. And it will be
10 announced shortly.

11 Comments can still be
12 provided this evening by calling
13 the following number (347)991-7992.
14 That's (347)991-7992.

15 Hello everyone, due to
16 technical difficulties, this
17 meeting will be rescheduled to a
18 date and time to be announced.
19 Comments can still be provided this
20 evening by calling the number
21 (347)991-7992.

22 Also, you can send comments
23 in via E-mail, to sites@NYCSCA.org
24 or via U.S. Postal Service to New
25 York City School Construction

2 Authority attention Callista
3 Nazaire, Senior Management
4 Specialist 330 Thompson Avenue,
5 fourth floor Long Island City, New
6 York 11101.

7 The comment period will be
8 extended and that date will be
9 posted on the new posting.

10 All comments received will be
11 responded to as part of the final
12 scope of work to prepare DEIS for
13 the redevelopment of the former
14 St. John's Villa Campus. And, as
15 appropriate, will be used to inform
16 the preparation of the DEIS. Thank
17 you.

18 COMMUNITY MEMBER: Hello.

19 MS. NAZAIRE: Hello, would you
20 like to comment. Please if you can
21 state your name, your organization and
22 then please begin.

23 Hello? (718)443, if you'd like
24 to comment, please begin. Just state
25 your name.

2 Hello, I just want to remind
3 everyone that we will be rescheduling
4 this public meeting due to technical
5 difficulties. Unfortunately, we were
6 not able to proceed the way we wanted
7 to tonight. So, we want to apologize
8 for that. We also want to say that we
9 will post the new date and time on our
10 SCA's website, City record, Staten
11 Island Advance and please tune in.
12 So, this meeting will be rescheduled.
13 If you would like to send comments in
14 the meantime, you can do so, by ending
15 an E-mail to sites@NYCSCA.org. You
16 can also send them via U.S. Postal
17 Service to New York City School
18 Construction Authority attention
19 Callista Nazaire, Senior Management
20 Specialist 3030 Thompson Avenue fourth
21 floor Long Island City, New York
22 11101.

23 Comments will be received
24 before the end of the public comment
25 period, which will be announced in the

2 new posting. All comments received,
3 will be responded to as part of the
4 final scope of work to prepare a DEIS
5 for the redevelopment of the former
6 St. John Villa Campus, and as
7 appropriate will be used to inform the
8 preparation of the DEIS.

9 For more information about the
10 project, including the draft cope of
11 work, you can visit SCA's website at
12 [www. NYCSCA.org/community/new- school-](http://www.NYCSCA.org/community/new-school-sites)
13 [sites.](http://www.NYCSCA.org/community/new-school-sites) Thank you.

14 Also, if there's anyone that
15 would like to make a comment and
16 you're able to unmute yourself, please
17 speak up now. We are here until
18 8 p.m. If you're able to call in,
19 that seems to be the best way to
20 provide comments tonight. Can you do
21 so by calling (347)991-7992. Thank
22 you.

23 Good evening everyone, due to
24 technical difficulties this meeting,
25 again, I want to remind everyone will

2 be rescheduled to a later date and
3 time, which will be announced soon.
4 Comments can be still be provided by
5 calling (347)991-7992. Also, you can
6 send your comments via E-mail to
7 sites@NYCSCA.org or you can send them
8 via U.S. Postal Service to New York
9 City School Construction Authority
10 attention Callista Nazaire, Senior
11 Management Specialist 3030 Thompson
12 Avenue, fourth floor Long Island City,
13 11101.

14 The comment period will be
15 extended and it will be posted on the
16 new notice. All comments received,
17 will be responded to as part of the
18 final scope of work to prepare DEIS
19 for the proposed -- for the
20 redevelopment of the former St. John
21 Villa Campus. And as appropriate,
22 will be used to inform the preparation
23 of the DEIS.

24 For more information about the
25 project, including the draft scope of

2 work, you visit
3 www.NYCSCA.org/community/new-school-
4 sites.

5 Again, we are here until 8 p.m.
6 if anyone in the chat would like to
7 give a comment. You can do so by
8 either putting it in the chat or
9 calling (347)991-7992.

10 If you decide not to share
11 tonight, there will be another
12 opportunity to comment on the draft
13 scope of work. Again, we will post on
14 SCA's website shortly the new time and
15 day.

16 Good evening everyone, at
17 8 p.m. this meeting will end. I just
18 want to remind everyone, that due to
19 technical difficulties, this meeting
20 will be rescheduled at a later date
21 and time. It will be announced
22 shortly. You can come visit SCA's
23 website to get additional information.

24 This concludes our public
25 scoping meeting for the draft scope of

2 work to prepare targeting DEIS for the
3 redevelopment of the Former St. John
4 Villa Campus. This meeting, due to
5 technical difficulties, I would
6 reiterate, will be rescheduled.

7 In the meantime, if you'd like
8 to submit comments in writing, you can
9 send an E-mail to sites@NYCSCA.org or
10 via U.S. Postal Service to New York
11 City School Construction Authority
12 attention Callista Nazaire, Senior
13 Management Specialist 3030 Thompson
14 Avenue fourth floor, Long Island City,
15 New York 11101.

16 All comments received will be
17 responded to as part of the final
18 scope of work to prepare DEIS for the
19 redevelopment of the former St. John
20 Villa Campus. And as appropriate,
21 will be used to inform the preparation
22 of the DEIS.

23 For more information about the
24 project, including the draft scope of
25 work. You can visit

2 www.NYCSCA.org/community/new-school-
3 sites.

4 Thank you for joining us today.

5 Thank you for your participation.

6 Again, we apologize for the technical

7 difficulties. This meeting will be

8 rescheduled and we will post an

9 announcement on our website. Thank

10 you all for joining and good night.

11

12 Time ended: 8:02 p.m.

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From: [REDACTED]
To: [Sites](#)
Subject: St. John's Villa as a CONTINUING CARE RETIREMENT COMMUNITY
Date: Sunday, June 2, 2024 9:43:12 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Frampton Tolbert

I'm NOT suggesting another "55 and Over" community. In fact the first one I ever saw had a minimum age requirement of 62 years for entry.

A Continuing Care Retirement Community (CCRC) is a Not-for-Profit campus that accepts Independent Seniors with a commitment to care for these individuals until they die. My friend Rea lives in a CCRC up in New Paltz, NY for more than a decade. It has wonderful amenities, much like a vacation property might. Rea and her husband paid an Entry Fee (which included \$50,000 "LifeCare" policy for each of them) in the beginning and a monthly Service Fee. They moved in, made friends, and began to participate in the many activities available. As Rea's husband aged he needed "Memory Care" and he left the 2 bedroom cottage for an "Assisted Living" residence in the main building at no extra cost. As his health failed, and he was moved to the nursing home facility also located in the main campus, where he received end of life care at no extra cost. Rea remains healthy and active in the community, and she still resides in her original 2 bedroom cottage. Staten Island has NOTHING like this. In fact, New York City has nothing like this and a large tract of peaceful property like what was St. John's Villa would be able to keep the aging "baby boomers" near their children and grand children through their years in security and comfort. And who would respect or enjoy the beauty of the architecture more than older folks?

<https://search.aol.com/aol/search?q=woodland%20pond%20new%20paltz%20ny&fr=aol-webmail-searchbox#:~:text=Senior%20Living%20Community,in%20Ulster%20County>

Please give this some consideration.

Also, another NY example is out in Suffolk and is called Jefferson's Ferry

[Senior Living in South Setauket, NY | Jefferson's Ferry](#)

Senior Living in South Setauket, NY | Jefferson's Ferry

Learn more about our welcoming senior living community, which is conveniently located on 50 acres in central Lon...

Mary Kain



From: [John Kilcullen](#)
To: [Sites](#)
Subject: Public comment for Draft EIS Proposed Redevelopment of the former St. John Villa campus
Date: Tuesday, June 4, 2024 7:11:18 PM
Attachments: [St John Villa Scope Doc.pdf](#)

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Ms. Nazaire

Apologies for the lateness on this. I was working under an incorrect deadline on my end.

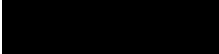
I hope this letter can still be entered in the public comments section.

Thank you in advance.

Regards

John Kilcullen

Preservation League of Staten Island



**Preservation League of Staten Island
54 Port Richmond Avenue
Staten Island, New York 10302**

June 2, 2024

Ms. Callista Nazaire
NYC School Construction Authority
25-01 Jackson Avenue
Long Island City, New York 11101

RE: Targeted Draft Environmental Impact Statement Proposed Redevelopment of the former St. John Villa Campus, Staten Island

Dear Ms. Nazaire

I'm writing to you on behalf of the **Preservation League of Staten Island**, Staten Island's only historic preservation advocacy group. Our mission is to preserve and protect the Island's historic architectural structures and its historic built environment. The 1847 mansion built for William H. Townsend and designed by renowned architect James Renwick Jr. is the only one of his residential designs still intact and standing in New York City. The League clearly feels this meets and exceeds our preservation mission objectives.

The scoping document calls for reviewing only two alternatives: the proposal, which includes demolition, and a "no build." The PLSI agrees with other Citywide preservation groups that there need to be at least two other alternatives considered. One would restore and adaptively reuse the villa, and the other would stabilize it, awaiting a future use. New York City is an innovator in many fields, the City should be continue to be leader both in excellent educational facilities but also in historic preservation. The two can coexist in very creative adaptive reuse ways on the former St. John Villa Campus.

We'd like this to be officially included in the public review comments section.

Thank you for your attention to our concerns.

Sincerely,
John P Kilcullen
Vice President, Board of Directors

CC: Historic Districts Council, NYC Landmarks Preservation Commission, Municipal Art Society, Victorian Society New York

From: [Tamer Mahmoud](#)
To: [Sites](#)
Subject: Preserve James Renwick Jr.'s Hawkhurst!
Date: Tuesday, June 4, 2024 7:33:29 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening,

I am aware the public comment period ended on June 3rd. Apologies for the tardiness, connectivity issues prevented me from submitting my comments.

I echo the sentiments expressed by the Historic Districts Council in that James Renwick Jr., was one of the most important architects in 19th Century New York. Amongst some of his most well-known work include St. Patrick's Cathedral on 5th Avenue, the Free Academy Building located at the present day site of CCNY, and Grace Church to name a few. It is important to note that his work mostly centered around the use of Gothic Revival-style, a form of architecture that like the Beaux Arts style, is no out of date and no longer in fashion.

As an avid student of history, it is important to recognize and honor not just the history, but the art and treasures in terms of the physical space that make New York City a gem. Isn't it enough that treasures like the original Penn Station designed by McKim, Mead, & White were demolished all in the name of re-development? Or what about ethnic enclaves such as Little Syria that were razed due to the construction of the Hugh L. Carey Tunnel? Or the Hotel Pennsylvania that was also designed by McKim, Mead & White? How much more wonton destruction is needed before we are completely devoid architectural gems from a bygone age.

Let's use Wagner College on Staten Island as an example where an old structure was preserved and reused as part of the campus, which evolved over a span of 120 years. You have Cunard Hall, which was built in the 1850s and occupied by the Cunard family of the Cunard Line. If that could be done at Wagner College, why can it be replicated at the site of St. John Villa Academy? As per the statement from the HDC, "why shouldn't public school students have his legacy as part of their campus? In fact, incorporating the Hawkhurst villa into a new educational campus would be very much in keeping with the historic legacy of New York City public schools, such as Erasmus Hall in Brooklyn."

Please re-consider demolishing this architectural gem and preserve it not only for the present, but for the future!

Sincerely,

Tamer Mahmoud

From: [Lucie Levine](#)
To: [Sites](#)
Cc: [Frampton Tolbert](#)
Subject: Historic District Council's Comments on Proposed Redevelopment of the former St. John Villa Campus, Staten Island
Date: Monday, June 3, 2024 3:02:21 PM
Attachments: [HDC to SCA Re Proposed Redevelopment of the former St. John Villa Campus, Staten Island 5-31-24.pdf](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Nazaire,

Please find attached The Historic Districts Council's comments regarding the Proposed Redevelopment of the former St. John Villa Campus, Staten Island.

Thank you,

Lucie

--

Lucie Levine
Preservation Advocacy and Community Outreach Manager
Historic Districts Council


hdc.org

[Instagram](#) [Twitter](#) [Facebook](#)



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11th Street New York NY 10003
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

May 31, 2024

Callista Nazaire
NYC School Construction Authority
25-01 Jackson Avenue
Long Island City, New York 11101

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

Dear Ms. Nazaire,

The Historic Districts Council (HDC) supports the construction of new public school facilities on the St. John's Villa Academy campus, but objects to SCA's redevelopment plan as proposed, because the plan includes the demolition of the c. 1847 James Renwick Jr.-designed Gothic Revival-style villa, Hawkhurst. HDC believes the Hawkhurst villa can and should be part of the campus plan.

James Renwick Jr., who was born and died in New York City, stands out as one of New York's most important architects. His work includes such notable landmarks as the The Croton Aqueduct, St. Patrick's Cathedral, The Smallpox Hospital on Roosevelt Island, and Grace Church. Add to this list, the Hawkhurst villa.

HDC was chagrined to see that the Draft Environmental Impact Statement (DEIS) for this project offers only two alternatives: the project as proposed, which would demolish most of the campus including the villa, or the "no build" option, which would deprive Staten Island of a new public school campus.

We find these options dispiritingly, disingenuously limited, because they suggest that there is no alternative which can preserve the historic villa, and create a new public school. We believe that such an alternative is not only possible but also the best course of action at this site.

Given that the site of the villa is proposed to be a lawn, retaining the structure does not actually require altering plans for newly built school buildings. The ample size of the campus can accommodate both the villa and the new school buildings while still offering green space.

Retaining, restoring and adaptively reusing the Hawkhurst villa is not only possible here, it is especially desirable for a public agency like SCA, because adaptive reuse is entirely compatible with New York City's stated climate resiliency goals, and with the aims of Public Education:

According to *Green Building and Design*, building construction and operation is the single largest source of greenhouse gas emission, constituting 37% of global carbon emissions; at the same time, *The New Yorker* notes, converting existing buildings is less than half as carbon intensive as new construction. It is crucial

that, as a city agency, SCA set an example for New York City and State in terms of adaptive reuse and sustainability.

Further, the SCA is tasked with creating educational space where learning can thrive. Adaptive reuse is a physical embodiment of that goal, because it allows students to experience how history has shaped the world around them, to understand how the past connects to the present, to feel connected to what has been as they prepare themselves to meet the challenges of what will be, and to take pride in how their city looks toward the future by creating a school for them out of a historic structure.

Renwick Jr., who designed the original City College building at 23rd Street, understood that public education deserved grandeur. Why shouldn't public school students have his legacy as part of their campus? In fact, incorporating the Hawkhurst villa into a new educational campus would be very much in keeping with the historic legacy of New York City public schools, such as Erasmus Hall in Brooklyn, which were built as veritable public palaces. Such architecture told students that their education was important, and that they were important.

In this regard, adaptive reuse is an equity issue. We believe SCA would agree that historic structures should not be limited to the city's private schools. Historic structures are part of the city's legacy, and they belong to every New Yorker. It would be a travesty for the SCA to tear down this structure and deprive today's students, the surrounding community, and future generation, of having it on their campus.

Hawkhurst villa is a rare and important structure. New York City public school students are important, too. HDC feels it is fitting that the villa has come into the public trust via the SCA, and SCA should fulfill that trust by stewarding and adapting this building as part of a state-of-the-art educational campus.

Please retain, restore and reuse this structure so that students can learn from this space, and within it.

Sincerely,



Frampton Tolbert
Executive Director

From: [Sudhakar Prabhu](#)
To: [Sites](#)
Subject: St John Villa Staten Island
Date: Sunday, June 2, 2024 11:18:07 AM

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I wrote to support preservation of the historic villa on the campus. There is no reason why its use cannot be adapted to a public school campus. Aren't public school children worth the time and effort in order to inspire them?

Jean Prabhu
Dongan Hills

[Sent from the all new Aol app for iOS](#)

From: [Teresa Romano](#)
To: [Sites](#)
Subject: St John Villa Academy
Date: Monday, June 3, 2024 1:29:03 AM

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To whom it may concern:

As a member of St John Villa Academy class of 1971, I have experienced the beauty and the spirit of its most unique location- perched on a hill, overlooking the majestic Verrazano bridge!

The space inspires creativity and learning. The inspiration comes not only from the natural attributes of the site but from its noteworthy architectural features . I urge you to incorporate the 1847 James Renwick Jr. Gothic Revival style Villa , Hawkhurst in the design of the new campus- please do not demolish it.

You have the fortunate opportunity to inspire a new generation of students. Save the Villa and build a unique new school that links the past with the future.

Teresa Romano

From: [Jeremy Woodoff](#)
To: [Sites](#)
Subject: Draft Scope of Work for Proposed Redevelopment of the former St. John Villa Campus, Staten Island
Date: Friday, May 31, 2024 10:51:10 PM
Attachments: [VSNY Statement on St. John Villa EIS scope.pdf](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see the attached pdf for a statement from the Victorian Society New York regarding the draft scope of work for the EIS for redevelopment of the St. John Villa Campus on Staten Island. Paper copies have been mailed to Kelly Murphy and Callista Nazaire of SCA at 25-01 Jackson Avenue.

Please contact me with any questions about our submission. Thank you very much.

Sincerely,

Jeremy Woodoff
for Victorian Society New York



c/o Village Alliance
8 East 8th Street
New York, NY 10003
(212) 886-3742

www.vicsocny.org

May 31, 2024

Kelly Murphy, Senior Director of Real Estate Services and
Callista Nazaire
New York City School Construction Authority
25-01 Jackson Avenue
Long Island City, NY 11101

Re: Draft Scope of Work for Proposed Redevelopment of the former St. John
Villa Campus, Staten Island

Dear Ms. Murphy and Ms. Nazaire:

The first part of this statement includes testimony read at the May 16 scoping meeting for the St. John Villa Campus project held online and at New Richard H. Hungerford School. The second part is new and includes a discussion of the Letter of Resolution (LOR) between SCA and the Office of Parks, Recreation, and Historic Preservation (OPRHP) dated October 16 and 18, 2023. While this LOR may appear to be outside the bounds of the scoping document, it is in fact very relevant to decisions about the scope of the EIS.

Part 1: Statement read at May 16 scoping meeting

Good evening. My name is Jeremy Woodoff. I'm a board member of the Victorian Society New York, and I'm speaking today on behalf of the Society and its preservation committee, of which I'm a member. Founded in New York City in 1966, the Victorian Society in America is dedicated to fostering the appreciation and preservation of our 19th and early 20th century heritage. The NY chapter promotes preservation of our historic districts, individual and scenic landmarks, interiors and civic art.

We are speaking today because of our concern for the fate of the National Register-eligible group of buildings that make up the St. John Villa campus and in particular the fate of the 1847 Gothic Revival villa designed by James Renwick Jr. Renwick was one of New York's, and America's, most important architects, the designer of St. Patrick's Cathedral, Grace Church, and many other significant buildings. The hilltop villa he built for W. H. Townsend is a rare surviving Gothic Revival style house from this period. Its ornate interior is amazingly intact. The exterior alterations could easily be reversed, and the Villa's appearance restored, in the same way that countless restoration projects in the city and nation are undertaken.

The purpose of environmental law and the preparation of an environmental impact statement is to provide decision-makers with sound, objective information so that they can make informed decisions about how to proceed with a project while avoiding or at least minimizing adverse impacts on resources, including historic resources. We are told that the scope of this EIS, as developed so far, is to describe two alternatives: the project as designed, which would demolish most of the campus including the 1847 villa, or the “no build” option, which would result in no change to the site and no new school buildings.

Such an EIS would be worse than useless. It gives decision makers no useful information. It would provide them with no options by which the project could proceed while avoiding or minimizing adverse impacts. It would foreordain the conclusion to proceed with the project as designed. This would not meet the letter or spirit of environmental law.

The EIS must include alternative designs that would allow both the construction of the new school complex as designed or with modifications, AND the preservation of the historic site, in particular the 1847 Renwick villa. Since the site of the villa is proposed to be a lawn, there is no physical constraint on retaining it. Alternatives might include restoration of the villa for a school-related or compatible use by the Dept. of Education; an arrangement with another entity to use the villa for a use compatible within the school campus; or stabilization of the villa until a full restoration and adaptive reuse can occur. The architects and environmental firms involved with this project are fully capable of devising and outlining such alternatives for the EIS. We suggest it is their responsibility to do so. And we request that SCA, as lead agency, direct that serious and viable alternatives be included in the EIS which allow both mandated objectives—new schools and preservation of our historic resources—to receive due consideration.

Part 2: Letter of Resolution between SCA and OPRHP

Our concerns about this Letter of Resolution include both *timing* and *content*.

Timing of the Letter of Resolution

We are puzzled by the preparation of the LOR prior to the completion of the EIS. The kinds of findings made and mitigations proposed in the LOR would typically follow from the thorough documentation and analysis that are prepared for an EIS. Only after alternatives are considered and unavoidable

adverse impacts identified would mitigation measures be proposed. By preceding the undertaking of the EIS, we fear the LOR will inappropriately limit the EIS scope. This is demonstrated by the proposal to limit the scope to two options: the proposed alternative and the “no build” alternative. The deficiency of this approach is described in Part 1 of our statement. We hope and expect that the statement included on p. 5 of the “Supplemental Environmental Studies” prepared by STV means what it says and that the conclusions in the LOR will be reassessed in the EIS:

“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*** [emphasis added] and disclose any significant coordination efforts between the SCA and OPRHP.”

(As a side note, the statement in the above paragraph that “Given these considerations, the proposed project would not result in any significant adverse impact to historic resources” should be removed or clarified. Demolition of a historic resource is the very definition of an adverse impact. Demolition of a historic resource, no matter the benefits the lead agency thinks will accrue, or the mitigation measures proposed, will not eliminate the adverse impact.)

Content of the Letter of Resolution

It’s inexplicable that the OPRHP would have signed a letter of resolution that justifies demolition of a historic resource based on the stated findings. For example:

“...the access to and entrances of existing buildings do not meet current standards for accessibility....

“...the existing buildings do not meet current building and safety code requirements for egress and accessibility and require significant alterations...and required elevators....

“...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 NYCSCA standards....

“...several of the existing buildings exhibit compromised structural systems including cracked exterior facades....

“...the existing buildings exhibit water infiltration from cracked and detached face brick facades, deteriorated brick facing, and corroded windows....”

We suspect that one or more of these deficiencies apply to a majority of National Register listed and eligible buildings in New York State. Is OPRHP suggesting that these are justifications for demolishing Register-eligible buildings? A foundational premise of historic preservation is that historic buildings can be rehabilitated and adapted to meet modern codes and contemporary uses. There is no evidence that serious consideration has been given to finding ways to do this for the buildings on the St. John campus. A major purpose of the preparation of an EIS is to determine and document whether there are available alternatives that can meet the program while preserving the historic resources. The scope of this EIS should reflect that purpose.

As we have noted, it's far too early for mitigation measures to be proposed, before alternatives that would retain the resources have been considered. But since mitigations are proposed in the LOR, we must state that they are inadequate. The photography section, for example, while appearing detailed, has no requirements that really count: that the photos should *fully* document the buildings on the exterior and interior; that photos should be perspective-corrected; that a professional photographer with experience in architectural photography should do the work. Beyond that, modern documentary methods like 3-D digital laser scans would be much more useful than standard photography alone.

The proposal for interpretive panels is so vague as to be useless, not even committing to including photos of the existing campus.

The suggestion that new buildings and site work “will aim to reflect existing visual cues, massing, and scale of the historic buildings...” (all but one of which are to be demolished) is bizarre and historically and architecturally meaningless.

We hope that these comments will lead to a revised scope for the EIS that is more complete than proposed. The EIS scope should call for fully assessing alternative schemes that will meet or approximate the SCA's program for the

site while retaining far more of its historic integrity, especially the 1847 James Renwick Jr. villa. In the event unavoidable adverse impacts remain, the EIS also must include a much more robust and imaginative section on mitigation.

We believe the SCA and OPRHP have joint responsibility to do their utmost to protect the public's interest in preserving New York State's historic sites. OPRHP should be the State's and the public's advocate for preservation in its role in the environmental review process. SCA, in its role as lead agency, has responsibility under environmental law to fully consider alternatives that will not only meet its own objectives, but will avoid adverse environmental impacts of all kinds through imaginative planning and design.

Yours sincerely,

A handwritten signature in black ink that reads "Jeremy P. Woodoff". The signature is written in a cursive, flowing style.

Jeremy P. Woodoff
Co-chair, Preservation Committee
For Victorian Society New York

Cc: sites@nycsca.org
Daniel Mackay, deputy commissioner, OPRHP