

Appendix G

Jamaica Bay Watershed Protection Plan Project Tracking Form

This page intentionally left blank.

Jamaica Bay Watershed Protection Plan Project Tracking Form

The Jamaica Bay Watershed Protection Plan, developed pursuant to Local Law 71 of 2005, mandates that the New York City Department of Environmental Protection (DEP) work with the Mayor’s Office of Environmental Coordination (MOEC) to review and track proposed development projects in the Jamaica Bay Watershed (http://www.nyc.gov/html/oec/downloads/pdf/ceqr/Jamaica_Bay_Watershed_Map.jpg) that are subject to CEQR in order to monitor growth and trends. If a project is located in the Jamaica Bay Watershed, (the applicant should complete this form and submit it to DEP and MOEC. This form must be updated with any project modifications and resubmitted to DEP and MOEC.

The information below will be used for tracking purposes only. It is not intended to indicate whether further CEQR analysis is needed to substitute for the guidance offered in the relevant chapters of the CEQR Technical Manual.

A. GENERAL PROJECT INFORMATION

- 1. CEQR Number: 1a. Modification
- 2. Project Name:
- 3. Project Description:
- 4. Project Sponsor:
- 5. Required approvals:
- 6. Project schedule (build year and construction schedule):

B. PROJECT LOCATION:

- 1. Street address:
- 2. Tax block(s): Tax Lot(s):
- 3. Identify existing land use and zoning on the project site:
- 4. Identify proposed land use and zoning on the project site:
- 5. Identify land use of adjacent sites (include any open space):
- 6. Describe existing density on the project site and the proposed density:

Existing Condition	Proposed Condition
<input type="text" value="+/- 6.8 acres"/>	- 1,169 housing units - up to approximately 122,500 sf of commercial space
- 7. Is project within 100 or 500 year floodplain (specify)? 100 Year 500 Year No

C. GROUND AND GROUNDWATER

1. Total area of in-ground disturbance, if any (in square feet):
2. Will soil be removed (if so, what is the volume in cubic yards)?
3. Subsurface soil classification:
(per the New York City Soil and Water Conservation Board):
4. If project would change site grade, provide land contours (**attach** map showing existing in 1' contours and proposed in 1' contours).
5. Will groundwater be used (list volumes/rates)? Yes No
Volumes: Rates:
6. Will project involve dewatering (list volumes/rates)? Yes No
Volumes: Rates:
7. Describe site elevation above seasonal high groundwater:

A Phase II ESA determined groundwater is present a depth of approximately 8 to 12 feet below ground surface; buildings would be constructed with cellars to a depth of approximately 9 feet below grade.

D. HABITAT

1. Will vegetation be removed, particularly native vegetation? Yes No
If YES,
 - **Attach** a detailed list (species, size and location on site) of vegetation to be removed (including trees >2" caliper, shrubs, understory planting and groundcover).
 - **List** species to remain on site.
 - **Provide** a detailed list (species and sizes) of proposed landscape restoration plan (including any wetland restoration plans).
2. Is the site used or inhabited by any rare, threatened or endangered species? Yes No
3. Will the project affect habitat characteristics? Yes No
If YES, describe existing wildlife use and habitat classification using "Ecological Communities of New York State." at <http://www.dec.ny.gov/animals/29392.html>.
4. Will pesticides, rodenticides or herbicides be used during construction? Yes No
If YES, estimate quantity, area and duration of application.
5. Will additional lighting be installed? Yes No
If YES and near existing open space or natural areas, what measures would be taken to reduce light penetration into these areas?

Based on the current designs, it is anticipated that the outdoor areas on the project site would be lit by wall sconces affixed to the exterior facades of buildings. To the extent that additional walkway lighting is required, it will be directed downward to minimize light impacts to off-site areas.

E. SURFACE COVERAGE AND CHARACTERISTICS

(describe the following for both the existing and proposed condition):

	Existing Condition	Proposed Condition
1. Surface area:		
Roof:	approximately 2,500 sf	approximately 244,784 sf
Pavement/walkway:	approximately 39,961 sf	approximately 19,476 sf
Grass/softscape:	approximately 246,241 sf	approximately 29,215 sf
Other (describe):	approximately 6,977 sf	approximately 2,204 sf

2. **Wetland** (regulated or non-regulated) area and classification:

None	None
------	------

3. **Water surface area:**

None	None
------	------

4. **Stormwater management** (describe):

Existing – how is the site drained?

The project site is currently served by separate storm sewer systems generally located within the roadbed of streets surrounding the project site (i.e., Vandalia Avenue to the north, Erskine Street to the west, Seaview Avenue to the south, and Fountain Avenue to the east).

Proposed – describe, including any infrastructure improvements necessary off-site:

As part of the proposed action, new storm and sanitary sewer connection would be constructed linking the project site to existing sewer facilities in the nearby streets, per a master plan approval by the New York City Department of Environmental Protection.

**Jamaica Bay Watershed Protection Plan
Project Tracking Form
ATTACHMENT**

A. GENERAL PROJECT INFORMATION

3. Project Description:

Empire State Development (“ESD”) would facilitate the sale of two currently unbuilt parcels (Block 4586, Lot 200 and Lot 500) to a designated developer. The two parcels comprising the project site (+/- 6.8 acres total) were formerly part of the Brooklyn Developmental Center (“BDC”), which is scheduled for closure December 2015. ESD would adopt a General Project Plan (“GPP”) to facilitate the construction of approximately 1,169 units of affordable housing and up to approximately 122,500 square feet (sf) of commercial space. Construction would be undertaken in five phases; the first phase would commence 2017, and the final phase would be complete in 2028. Each phase would entail the construction of a group of 2-4 connected buildings, up to 95 feet in height, containing about 200 housing units; each group of buildings would also include commercial space. The proposed action facilitates the construction of affordable housing in a significantly underserved portion of Brooklyn, in the area known as East New York. The proposed sale and redevelopment would allow for the reuse of undeveloped acreage to provide affordable housing for New Yorkers.

5. Required Approvals:

State Agencies (Empire State Development, Dormitory Authority of the State of New York, and Office of General Services)

B. PROJECT LOCATION:

3. Identify existing land use and zoning on the project site:

Currently developed as lawn and parking for BDC.

4. Identify proposed land use and zoning on the project site:

Mixed use, residential/commercial development; R3-2 residential district (currently); with zoning overrides for bulk, height, and site arrangement per a GPP by ESD, development would mostly conform to R7-A zoning equivalency (4.0 floor area ratio), with a C2-4 commercial overlay zone (2.0 floor area ratio).

5. Identify land use of adjacent sites (include any open space):

New development (residential & commercial) to west & north, Parkland to east & south

D. HABITAT:

1. Will vegetation be removed, particularly native vegetation?

- Maintained lawn