Proposed P.S. 70, 45 Waverly Place/357 Targee Street, Staten Island

STATE ENVIRONMENTAL QUALITY REVIEW
FINDINGS STATEMENT

Pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act [SEQRA]) and 6 NYCRR Part 617, the New York City School Construction Authority (SCA), as lead agency under SEQRA, makes the following findings.

Name of Action: Proposed P.S. 70

Project Location: The project site (Block 635, Lot 1) is owned by the City of New York and is located at 45 Waverly Place/357 Targee Street on Staten Island, within Community District 1. The project site is an entire block bounded by Osgood Avenue to the north, Waverly Place to the south, Wiederer Place to the east, and Targee Street to the west. The project site is approximately 1.18 acres (51,552 square feet) in area. The project site is located within a C8-1 commercial zoning district, in which schools are not permitted as-of-right; however, the area surrounding the project site is located within a R3A residential zoning district where schools are permitted as-of-right.

A vacant, approximately 19,400 square foot (sf), three (3) story warehouse building (the former Peter Wiederer Mirror Factory) is situated on the western portion of the project site, and is surrounded by an asphalt and gravel parking lot enclosed by chain-link fencing. This existing warehouse building, which was constructed in 1886, has been determined eligible for inclusion in the State and National Registers of Historic Places by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP).

Description of Action: On behalf of the New York City Department of Education (DOE), the New York City School Construction Authority (SCA) proposes to demolish the existing warehouse on the project site and construct a new primary school facility in its place which would accommodate approximately 748 students. The proposed P.S. facility, currently
known as P.S. 70, will serve students in grade levels pre-kindergarten through five within Community School District (CSD) No. 31.

Funding for design and construction of the proposed school facility is provided by DOE’s Five-Year Capital Plan for Fiscal Years 2015-2019. It is expected that the new school will open in September 2022.

Lead Agency: New York City School Construction Authority
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(718) 472-8204

SEQR Status: Type 1

SEQR Project No: 17-018

Facts and Conclusions in the FEIS Relied Upon to Support the Decision:

PROJECT DESCRIPTION

The proposed action would entail the demolition of the existing warehouse on the project site, and the construction of a new public school facility in its place. The proposed new school facility is expected to be a three (3) or four (4) story structure with a partial cellar, for an approximate 96,307 gross square feet (gsf) structure. The proposed school is expected to be built on both the southern and western portions of the project site with frontage on both Waverly Place and Targee Street. The school’s main entrance is planned to be located on Waverly Place. The new public school facility will provide approximately 748 seats for grade levels pre-kindergarten through five, and will include the following: classrooms for grade levels pre-kindergarten through five, special education classrooms, lobby area, kitchen, cafeteria, exercise room, administrative office suite, staff lunch room, gymatorium (gymnasium/auditorium), multi-purpose room, physical therapy room, speech therapy room, medical suite, library, art room, reading resource room, staff workroom, science resource room, music room, office space, and storage. An approximately 18,321 sf main play yard and an approximately 2,730 sf early childhood play yard is planned for the remaining (northeastern) portion of the project site, adjacent to both Osgood Avenue and Wiederer Place. The proposed play yard space will also serve as an area for the congregation of children and parents during school arrival and dismissal times.

It is estimated that approximately 75 teachers and staff would be employed at the new school facility. The new public school facility is expected to operate during normal school hours, from September to June.
PURPOSE AND NEED

The new public school facility will serve primary school students and special education students within CSD No. 31. Construction of the new public school facility has been proposed to provide additional public school capacity in CSD No. 31.

According to school capacity and utilization data for the 2016-2017 school year, primary school facilities within CSD No. 31 collectively operated at approximately 110 percent of their target capacity. DOE’s Five-Year Capital Plan for Fiscal Years 2015-2019 allocates capital funding for the creation of a total of 1,428 additional seats at the primary school level in CSD No. 31 to address existing overcrowding and forecast changes in student enrollments, and also to support DOE’s policies regarding class-size reduction, transition from the use of transportable classroom units (TCUs), and the expansion of pre-kindergarten classroom capacity in the City. CSD No. 31 includes the areas of West Shore, New Dorp, and the North Shore where the project site is located.

PROBABLE IMPACTS OF THE PROPOSED ACTION

The FEIS identified environmental effects of the proposed action, as described below.

LAND USE, ZONING AND PUBLIC POLICY

LAND USE
The proposed project requires the demolition of the vacant three (3) story warehouse building presently located on the project site. After the site is cleared for construction, the proposed new school building, which is expected to be a three (3) to four (4) story structure, with a partial cellar, will be built on both the southern and western portions of the project site. The new school will contain approximately 96,307 gsf, with its main entrance on Waverly Place. The project includes an approximately 18,321 sf main play yard and an approximately 2,730 sf early childhood play yard on the northeastern portion of the project site, adjacent to both Osgood Avenue and Wiederer Place. The new school facility will create space for approximately 748 primary school and special education students.

The proposed school will be consistent with surrounding uses in the study area, which includes a mix of residential, institutional, open space, light industrial/warehouse, commercial, mixed uses, and vacant lots. The proposed project will replace a vacant warehouse building with a compatible community facility use. No significant adverse impacts to land use results from the proposed P.S. 70.

ZONING AND PUBLIC POLICY
The project site is located within a C8-1 district, in which schools are not permitted as-of-right; however, the area surrounding the project site is located within a R3A
residential zoning district where schools are permitted as-of-right. The proposed project will not conform to the use regulations of the site's C8-1 zoning designation. Therefore, it is expected that the SCA will be requesting zoning overrides from the Deputy Mayor for Housing and Economic Development to allow the proposed use (community facility) and for non-compliance with the FAR, maximum heights and required setbacks, as well as off-street parking spaces. As the zoning overrides will only pertain to the proposed project, no significant adverse impacts to zoning and public policy will occur.

SOCIOECONOMIC CONDITIONS

The proposed school is replacing an existing, vacant warehouse building in a commercial district. The proposed project will introduce approximately 748 primary school and special education students and approximately 75 teachers, administrators, and support staff to the project site. The proposed P.S. will not result in the displacement of any residents or businesses as the existing building is currently unoccupied. Additional jobs for teachers and support staff will be created as a result of the new school construction.

Although the proposed project will require in new construction, the construction activities will be generally contained within the parameters of the site. The construction of the new school building will be a localized activity of limited duration, without the potential to affect a larger area or the conditions of any specific industry. Significant adverse impacts to socioeconomic conditions from the proposed project will not result.

COMMUNITY FACILITIES AND SERVICES

The proposed action will create a new public school and special education facility on a site currently developed by a vacant warehouse building. The proposed P.S. will serve approximately 748 students in grades pre-kindergarten through five within Community School District (CSD) No. 31. The proposed project will not introduce new residents to the area, therefore there will be no new demand for community facilities and services.

Further, the proposed new school facility itself is an additional community resource for area residents which also serves to expand the public school capacity in CSD No. 31. No significant adverse impacts to community facilities and services will occur as a result of the proposed project.

OPEN SPACE

The construction of a new school facility on the project site will not have an impact on open space. The need for physical education at the school will be met within the project site itself which provides for a gymnatorium and exercise room within the proposed school building and two (2) outdoor play yards on the northeastern
portion of the project site. Therefore, the open space needs of the students and staff associated with the proposed P.S. 70 will be satisfied with the aforementioned on-site resources; thus, there will not be any significant adverse impacts to open space resources in the surrounding community.

SHADOWS

The proposed project anticipates construction of a three (3) to four (4) story new school building, which is expected to be over 50 feet in height. As a result, the SCA performed a screening for shadow impacts. Assuming an estimated building height of approximately 80 feet, the proposed school building’s maximum shadow would extend approximately 344 feet.

Following both Tier 1 and Tier 2 screenings for shadows, performed in the manner prescribed by the CEQR Technical Manual, it has been determined that the only potentially sunlight-sensitive resource within 344 feet of the proposed school building is Bedford Green, which is located directly southwest of the project site. As it is expected that the proposed school building will be situated on both the southern and western portions of the project site, the longest shadow cast by early morning sun may extend across the middle and southern portions of Bedford Green.

A detailed analysis has been performed to assess the incremental shadow that will be attributable to the proposed school building. Further, the detailed analysis allows for a clearer understanding of seasons and time of day that shadowing would be present on this resource. The June and August shadows would, in their maximum extent, reach the middle and southern portions of Bedford Green where there is grass and mature trees. This shadow would be an incremental shadow that is attributable to the proposed school building, and that would not exist in the future but for the project. The maximum shadow would occur at 5:57 AM on June 21st and 6:27 AM on August 6th. These early morning shadows, however, are not expected to result in substantially decreased sunlight on this portion of Bedford Green, particularly as ample direct sunlight is available for most of the day throughout the entire year to promote the growth of grass and trees, as well as to support the public use and enjoyment of this passive recreation space.

Therefore, while incremental shadow attributable to the proposed school building would reach a nearby park, the shadow will not result in significant adverse impacts.

HISTORIC AND CULTURAL RESOURCES

ARCHAEOLOGICAL RESOURCES
A Preliminary Assessment/Disturbance Record study was completed for the proposed project site. It was determined that no further research and study of archaeological resources is warranted, based on a low sensitivity for both
precontact and historical period archaeological resources, coupled with the existing significant disturbance to the ground surface of the project site. Construction of the proposed new school facility on the project site will not result in significant adverse impacts to archaeological resources.

HISTORICAL RESOURCES
The existing warehouse building on the project was constructed in 1886 and has been determined eligible for inclusion in the State and National Registers of Historic Places by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP). The former Peter Wiederer Mirror Factory is an intact and surviving example of a late nineteenth century industrial building on Staten Island. It is noted as important in the areas of manufacturing/technology as well as social/ethnic history for its association with German immigrant families and workers. The structure, comprised of three (3) connected masonry buildings, is severely deteriorated due to age, long term lack of maintenance, water infiltration, and fire damage.

The proposed project requires the existing on-site warehouse building to be demolished to accommodate the DOE’s Program of Requirements (POR) for a new, primary school. As such, under Section 14.09 of the State Historic Preservation Act of 1980 (SHPA), this is likely to result in an adverse effect to the historic resource, and may constitute a significant adverse impact to historic resources. As required under Section 14.09, the SCA consulted with OPRHP as part of the proposed development of a new public school facility on the project site. OPRHP commented in its letter of January 2, 2018, that based on its review of the SCA’s Structural Condition Assessment Report (July 28, 2017), which outlined the conditions of the warehouse building on the project site, it concurred with the SCA’s determination that there are no prudent and feasible alternatives to demolition of the historic building (OPRHP Project Review Number 16PR08451).

As described in the Structural Condition Assessment Report, the age of the building, long term lack of maintenance, water intrusion, and fire damage have diminished the original building’s stability and structural capacity. Therefore, for safety reasons, the existing warehouse building can neither be used as an educational facility nor can it be incorporated into an educational facility. Upon OPRHP’s recommendation, the SCA has developed and signed a Letter of Resolution (LOR) which outlines the agreement between the SCA and OPRHP and identifies proper mitigation measures to be incorporated into the work. Mitigation measures include documentation, salvage of certain building components and continued consultation with OPRHP as the new building is designed. The LOR between the SCA and OPRHP states that the proposed project may proceed subject to the following stipulations:

(1) Consultation with OPRHP on the design of the new school;

(2) Historic Documentation: The building located at 357 Targee Street, Staten Island (Richmond County), NY shall be photographically documented including the following views:
   • All elevations;
Overall and select detail views providing an accurate visual representation of the property and its significant features;

OPRHP shall be provided with one copy of the documentation that shall be for archival storage in the New York State Archives. A second copy of the documentation shall also be provided to Historic Richmond Town (Staten Island Historic Society) or the local history division of the Staten Island Public Library. The documentation shall be provided to OPRHP in photocopy and digital formats for retention in the OPRHP files. The documentation shall be submitted to OPRHP prior to any demolition activities by the SCA;

(3) The SCA’s design will incorporate certain preserved elements from the existing building in order to preserve some of its history. Approximately thirty square feet of interior tin ceiling and twenty (20) structural decorative metal stars have been identified for incorporation into the design of the new school facility; and that the SCA will consult with OPRHP on the incorporation of these elements into the new school design.

URBAN DESIGN AND VISUAL RESOURCES

The proposed development of the project site as a new school, in accordance with the design currently considered and the stipulations outlined in the LOR between the SCA and OPRHP, will improve the urban design of the study area and visual quality of the surrounding streetscapes. Therefore, the proposed P.S. 70 will have no significant adverse impact to urban design and visual quality with the proposed project and, will, in fact, have a positive effect on the surrounding neighborhood.

NATURAL RESOURCES

There are no known natural resources (e.g., terrestrial ecological features, wetlands, water bodies, streams, or special flood hazard area) on or adjacent to the project site. The site is part of a well-developed urban context. Furthermore, the proposed project will not have any impact on endangered or threatened wildlife species, as there are none known to inhabit or visit the site.

The SCA received a letter dated November 4, 2016 from the New York State Department of Environmental Conservation (NYSDEC), Division of Fish, Wildlife & Marine Resources, stating that threatened vascular plants (Green Milkweed) and a significant natural community (Upland/Terrestrial Communities - Serpentine Barrens) from the New York Natural Heritage Program database have been documented within approximately 0.5 miles of the project site. The letter further states that given the nature of the proposed work and of the land use between the project site and the locations of the rare plants and significant natural community, NYSDEC does not have any concerns regarding potential impacts from the project on the rare plants or significant natural community. No significant adverse impacts to natural resources will result.
HAZARDOUS MATERIALS

A Phase I Environmental Site Assessment (ESA) and a Phase II Environmental Site Investigation (ESI) were completed for the proposed project site between April 2015 and August 2016. The Phase I ESA and Phase II ESI were completed to evaluate the environmental conditions of the site.

The Phase I ESA, prepared in April 2015, identified the following on-site recognized environmental conditions (RECs) associated with the site: the potential presence of fill material from demolition of structures; evidence of soil borings advanced on the site by others; the historic use of the site for manufacturing including silverying and varnishing, as a foundry, and as a laundry; the historic use of coal and oil for heating system fuels; and the potential presence of an on-site underground storage tank (UST). Identified off-site RECs with the potential to impact the site included: the historic use of nearby properties as a hat factory, for manufacturing, for woodworking, for automobile repair, for television repair, as a paint store, and as a laundry; and, an adjacent upgradient property listed in regulatory agency databases for hazardous waste generation and historic auto repair. In addition, environmental concerns include potential asbestos-containing materials (ACM), lead-based paint (LBP) and polychlorinated biphenyl (PCB)-containing materials in existing and buried structures, and methane from historic landfilling near the site.

Additionally, a Phase II ESI that was completed in May 2015. The Phase II ESI consisted of a geophysical survey, inspection of interior floor drains, the advancement of soil borings, one (1) temporary well point, and the collection and laboratory analysis of soil, groundwater, and sub-slab vapor and soil vapor samples. The results of the geophysical survey identified anomalies indicative of USTs. Based on review of the sub-slab vapor and soil vapor sampling results, several petroleum-related volatile organic compounds (VOCs) were detected at concentrations exceeding New York State Department of Health (NYSDOH) published background concentrations. Several metals and pesticides were detected in soil at concentrations above New York State Department of Environmental Conservation (NYSDEC) Unrestricted Use Soil Cleanup Objectives (SCOs). Additionally, the VOCs tetrachloroethene (PCE), acetone, and xylenes were detected in the soil sample collected from one (1) floor drain at elevated concentrations, significantly exceeding Unrestricted Use SCO. VOCs were not detected in the groundwater sample above NYSDEC Class GA Values.

Phase II ESI field activities were performed between April 25 and June 19, 2016 and consisted of geophysical surveys; inspection of two (2) floor drains, truck scale manhole covers, and an underground structure; the advancement of soil borings; installation of temporary soil vapor probes, and temporary groundwater monitoring wells; and the collection and laboratory analysis of a water sample from the underground structure and ambient air, soil vapor, soil, and groundwater samples. The results of the Phase II ESI indicated one (1) VOC, PCE, detected in soil vapor and sub-slab vapor at concentrations exceeding the NYSDOH Air Guideline Value that may be attributed to historic site operations. One (1) VOC (xylene), metals
and one pesticide (4,4'-DDT) were detected in soil samples at concentrations above unrestricted use criteria and are attributed to naturally occurring constituents, the characteristics of site soil and/or historic on-site activities/operations. One (1) VOC (chloroform), semivolatile organic compounds, and two (2) metals (in a filtered sample) were detected at concentrations marginally above comparison criteria in groundwater, and may be attributed to historic site operations, historic off-site operations, and/or the characteristics of site soil. The geophysical surveys identified an UST area south of the site building which may contain two (2) USTs, three (3) anomalies in the site building, and an underground structure.

For the site to be suitable for construction of a public school, a vapor barrier and sub-slab depressurization system will be incorporated into the foundation design. The USTs and underground structures will be cleaned and removed and confirmatory endpoint samples collected. Excavated soil will be characterized to identify material handling, reuse, and/or disposal requirements; and, two (2) feet of environmentally clean fill will be placed over all landscaped areas. Any dewatering necessary during construction activities will be performed in accordance with applicable local, State, and Federal regulations. Suspect asbestos-containing material (ACM), lead-based paint (LBP), and/or polychlorinated biphenyl (PCB) containing building materials, including buried structures, affected by site development, will be properly managed. In addition, to minimize any potential for exposure by construction workers and the surrounding public, standard industry practices, including appropriate health and safety measures, will be utilized. With the implementation of these measures, there will be no significant potential for significant adverse effects related to hazardous materials.

WATER AND SEWER INFRASTRUCTURE

The project site is located within the Port Richmond Wastewater Treatment Plant (WWTP) drainage area, which serves the northern portion of Staten Island. This WWTP is permitted to treat 60 million gallons per day (mgd). The proposed school will include approximately 748 seats and 75 faculty and staff, and thus, daily water usage would be approximately 7,480 gallons per day (gpd) for students and 750 gpd for staff, for a total of 8,230 gpd. The proposed school building will contain approximately 96,307 gsf, and thus, will consume an additional 16,372 gpd for air conditioning, for a total of 24,602 gpd during the cooling season. No significant adverse impacts to water supply will result.

SOLID WASTE AND SANITATION SERVICES

The new school facility, with a total of approximately 748 students and 75 faculty and staff, would generate approximately 3,219 pounds of solid waste per week, or 13,786 pounds per month. The New York City Department of Sanitation (DSNY) is responsible for collecting and disposing of solid waste from residences and
public facilities, including schools. The typical DSNY collection truck for commercial carters typically carries between twelve and fifteen tons of waste material per truck. Therefore, with 3,219 pounds of solid waste per week, or 13,796 pounds per month, to be generated by occupants of the proposed school facility, there will be no significant adverse impact anticipated with solid waste collection and disposal.

ENERGY

It is expected that the new school building will be substantially more energy efficient than the adjacent buildings in the neighborhood. The proposed project will comply with the New York State Energy Conservation Construction Code. The proposed project will also incorporate energy conservation measures.

The proposed project will be designed following the NYC Green Schools Rating System (guidelines specific to the design, construction and operation of New York City public school buildings) and be in compliance with site-related credits to achieve a LEED-certified or higher rating.

The estimated annual usage of energy for the proposed approximately 96,307 gsf school facility would be approximately 24.1 billion British Thermal Units (BTUs), or 18.1 billion BTUs for the nine-month academic year. It is expected that no significant adverse impacts will occur with the capacity of both Con Edison and National Grid to provide service to the project site and surrounding area.

TRAFFIC AND TRANSPORTATION

With the proposed project, significant adverse traffic impacts are expected at two (2) signalized intersections. Mitigation measures are recommended to mitigate the significant traffic impacts at the intersections of Vanderbilt Avenue at Osgood Avenue and at Targee Street, by making signal timing adjustments and enabling “daylighting” (i.e., temporary removal of parking adjacent to the curbs) during school hours. These mitigation measure include:

- **Osgood Avenue and Vanderbilt Avenue**: Shifting three (3) seconds of green time from Vanderbilt Avenue to Osgood Avenue during the AM peak hour and “daylighting” 100 feet of the right-side parking on the east and westbound approaches to provide a wider lane will restore the LOS for east and westbound Osgood Avenue to No Build conditions, and will avoid project-generated traffic impacts.

- **Vanderbilt Avenue and Targee Street**: Shifting three (3) seconds of green time from Targee Street to Vanderbilt Avenue during the AM peak hour will eliminate the significant impact to eastbound Vanderbilt Avenue. Shifting two (2) seconds of green time from Targee Street to Vanderbilt Avenue
during the PM peak hour will eliminate the significant impact to eastbound Vanderbilt Avenue.

The east and westbound Waverly Place approaches at Targee Street are expected to deteriorate to Level of Service (LOS) E and F conditions in the AM and PM peak hours. This will not be considered a significant traffic impact as the traffic volumes on east and westbound Waverly Place (minor street approaches) do not exceed the 90 Passenger Car Equivalents (PCEs) threshold during the peak hours. However, given that this unsignalized intersection is projected to operate at a poor level of service and is close to the proposed main entrance of the new school, the SCA will coordinate with the New York City Department of Transportation (NYCDOT) to monitor traffic and safety operations at this intersection to determine if any operational and/or safety improvements are needed.

No pedestrian impacts are expected. The proposed school is projected to generate approximately 1,240 pedestrian trips during the peak hours. Analysis of the pedestrian elements adjacent to the proposed school site that will process the highest school-generated volumes will continue to operate at an acceptable LOS C condition or better.

No significant transit impacts are expected. Less than 200 incremental peak hour transit trips will be generated by staff, students, and accompanying adults; therefore, the proposed school is unlikely to create a significant transit impact.

No significant parking impacts are expected. The proposed school is expected to increase the parking demand by 58 vehicles. The parking analysis indicates that the available capacity of on-street parking within a reasonable walking distance of the proposed school site is sufficient to accommodate the anticipated increase in parking demand, with a remaining surplus of 264 spaces.

AIR QUALITY

Based on the air quality screening procedures described in the CEQR Technical Manual, the proposed school will not result in a significant number of project-induced traffic, and therefore it will not adversely affect surrounding mobile source air quality conditions. In addition, existing stationary source emissions in the immediate vicinity of the project site will not have a detrimental effect on the health of students or staff at the proposed school and the school’s operations will not result in stationary source impacts within the surrounding community.

The proposed school will be considerably smaller in size than 350,000 sf and is subsequently not considered an energy-intense source, per the guidance of the CEQR Technical Manual. Therefore, the proposed project will not result in a significant adverse greenhouse gas (GHG) emissions impact.
NOISE

Mobile Source Noise - The CEQR Technical Manual recommends a detailed technical assessment of potential traffic-related noise impacts if a potential action will result in the doubling of existing Passenger Car Equivalent (PCE) values at any intersection during the peak traffic hour. PCEs are used to account for the different types of motor vehicles (i.e., cars, trucks, buses) and their varying levels of sound. Based on the data obtained from the traffic studies associated with this project, existing PCEs are expected to double at Waverly Place for the proposed project; therefore, a detailed noise analysis was required for this location.

The maximum difference in noise levels between the No Build and Build noise levels on Waverly Place was less than the 5 dBA impact threshold. Therefore, according to the CEQR Technical Manual impact criteria described above, the proposed project will not result in any significant mobile source noise impacts. As a result, traffic-related noise impacts are not expected to result.

Playground Noise - As part of the proposed project, an approximately 18,321 sf main play yard and an approximately 2,730 sf early childhood play yard are planned for the northeastern side of the project site along both Wiederer Place and Osgood Avenue. As a result, potential future school-related noise impacts at these sensitive locations along Wiederer Place and Osgood Avenue were examined.

Based on the overall playground assessment, the increase in the future project noise levels will not exceed the 5 dBA SCA impact criteria during the Midday period. As a result, noise impacts related to the proposed main play yard and early childhood play yard affecting any surrounding sensitive noise receptors are not anticipated.

School Interior Noise Levels - Based on the noise monitoring measurements, the maximum L10 noise exposure level in the project area was found to 71.5 dBA along Targee Street. This noise level includes the effect of traffic noise from local streets. Based on the CEQR noise exposure standards, the school's exterior noise exposure will be in the "Marginally Unacceptable" category. To reduce the exterior noise exposure level to the required interior noise level of 45 dBA or below, attenuation measures (e.g., double glazed windows), which are a standard feature of new facilities, will be incorporated into the new school facility's design and construction. Standard double-glazed windows are available which will result in the required attenuation value of 26.5 dBA. The walls and doors of the proposed school building will also have to attain a minimum attenuation value of 26.5 dBA. With these measures, the proposed school building will meet New York City Department of Environmental Protection (NYCDEP) interior noise level requirements, and will not experience any noise exposure impacts.

The proposed school’s HVAC equipment, along with any other project-related mechanical devices, will be designed to meet the NYC Noise Code standards.
PUBLIC HEALTH

No impacts related to air quality, water quality, or noise are anticipated as a result of the proposed project. Hazardous materials were found on site, based on the Phase I ESA and Phase II ESI investigations. However, with any such existing on-site contamination appropriately addressed through proper handling and disposal, and other measures (including the incorporation of a vapor barrier and sub-slab depressurization system into the foundation design; the cleaning and removal of USTs and underground structures and the collection of confirmatory endpoint samples; the characterization of excavated soil to identify material handling, reuse, and/or disposal requirements; and, the placement of two (2) feet of environmentally clean fill over all landscaped areas), no public health issues are expected with the proposed project. Therefore, the proposed project will not result in significant adverse impacts to public health.

NEIGHBORhood CHARACTER

The construction of the proposed P.S. 70 is an appropriate land use, and its design will contribute to the visual quality of the area. Its height and mass are consistent with other non-residential development in the area, including the light industrial/warehouse uses to the southwest and the existing Staten Island Mental Health Society Osgood Avenue Head Start Program facility to the west.

The proposed school is expected to enliven the streetscape in a manner similar to the aforementioned Head Start facility and, given its neighborhood-oriented function, the new school is be consistent with the residential context surrounding the project site. As stipulated in the LOR between the SCA and OPRHP, the SCA will consult with OPRHP on the design of the new school and the incorporation of certain preserved elements from the existing building into the design of the new facility in order to preserve some of the building’s history.

Technical analyses have concluded that with the recommended improvement measures in place, the proposed school at this location will not result in significant adverse impacts related to traffic, air quality or noise conditions.

As the proposed new school will introduce new capacity to the school district, the new school represents an improvement to neighborhood character as a community facility providing needed services. As such, the proposed P.S. 70 will be a positive attribute to the educational opportunities in the neighborhood, as well as an improvement to the physical design and character of the project site and surrounding area. No significant adverse impact to neighborhood character will result with the proposed project.
CONSTRUCTION-RELATED IMPACTS

The anticipated construction period for the proposed project is expected to include two (2) phases, with Phase 1 estimated to be a period of approximately 12 months and Phase 2 estimated to be a period of approximately 27 months. Phase 1 is scheduled to begin in summer 2018 and expected to be completed in summer 2019. This phase will include demolition of the existing building, soil removal, and oil tank removal and replacement. Phase 2 of construction will start in the summer of 2019 and continue through the summer of 2021. This phase of construction will include the physical construction of the school (i.e., foundation, superstructure, mechanical installations, and interior finishing work).

Impacts that may result from construction of the proposed project include temporary traffic and parking congestion, increased noise from construction activities, fugitive dust and mobile source emissions, soil erosion and sedimentation, and disturbance of potentially hazardous materials. Construction impacts will be temporary and to the extent practicable, will be limited to the proposed school site.

Construction activities may result in temporary disruptions to the surrounding community. Various measures will be implemented in order to minimize the temporary disruptions and to ensure the safety of the community during construction. Therefore, it is expected that no significant adverse impacts will occur as a result of construction of the proposed project.

MITIGATION MEASURES AND UNAVOIDABLE ADVERSE IMPACTS

The FEIS identifies mitigation measures, where practicable and feasible, for the significant adverse impacts described in the FEIS.

Historic Resources
The proposed project requires the demolition of the existing on-site warehouse building (former Peter Wiederer Mirror Factory), which has been determined eligible for inclusion in the State and National Registers of Historic Places by OPRHP.

The SCA has undertaken consultation with OPRHP regarding the proposed project and will continue, through the design process, to identify ways of mitigating any impact. OPRHP commented in its letter of January 2, 2018, that based on their review of the SCA’s Structural Condition Assessment Report (July 28, 2017), which outlined the conditions of the warehouse building on the project site, it concurred with the SCA’s determination that there are no prudent and feasible alternatives to demolition of the historic building (OPRHP Project Review Number 16PR08451). Upon OPRHP’s recommendation, the SCA has developed and signed a LOR which outlines the agreement between the SCA and OPRHP and identifies proper mitigation measures to be incorporated into the work.
As stipulated in the LOR between the SCA and OPRHP, the SCA will consult with OPRHP on the design of the new school and the incorporation of certain preserved elements from the existing building into the design of the new facility in order to preserve some of the building's history. However, the measures that are identified may only partially mitigate the project's adverse effect on this eligible historic resource. Therefore, the proposed project may result in an unavoidable adverse impact to historic resources.

Mitigation measures identified in the LOR include documentation, salvage of certain building components, and continued consultation with OPRHP as the new building is designed. In the LOR between the SCA and OPRHP, it is stated that the proposed project may proceed subject to the following stipulations:

1. Consultation with OPRHP on the design of the new school;

2. Historic Documentation: The building located at 357 Targee Street, Staten Island (Richmond County), NY will be photographically documented including the following views:
   - All elevations;
   - Overall and select detail views providing an accurate visual representation of the property and its significant features;
   - The SCA will provide OPRHP with one (1) copy of the documentation that will be for archival storage in the New York State Archives. A second copy of the documentation will also be provided to Historic Richmond Town (Staten Island Historic Society) or the local history division of the Staten Island Public Library. The documentation shall be provided to OPRHP in photocopy and digital formats for retention in the OPRHP files. The SCA will submit this documentation to OPRHP prior to any demolition activities by the SCA;

3. The SCA's design will incorporate certain preserved elements from the existing building in order to preserve some of its history. Approximately thirty square feet of interior tin ceiling and twenty (20) structural decorative metal stars have been identified for incorporation into the design of the new school facility; the SCA will consult with OPRHP on the incorporation of these elements into the new school design.

Transportation
With the proposed project, significant adverse traffic impacts are expected at two (2) intersections.

Mitigation measures are recommended to mitigate the significant traffic impacts at the signalized intersections of Vanderbilt Avenue at Osgood Avenue and Targee Street, by making signal timing adjustments and enabling “daylighting” (i.e., temporary removal of parking adjacent to the curbs) during school hours. These
mitigation measure include:

- **Osgood Avenue and Vanderbilt Avenue**: Shifting three (3) seconds of green time from Vanderbilt Avenue to Osgood Avenue during the AM peak hour and “daylighting” 100 feet of the right-side parking on the east and westbound approaches to provide a wider lane will restore the LOS for east and westbound Osgood Avenue to No Build conditions, and would avoid project-generated traffic impacts.

- **Vanderbilt Avenue and Targee Street**: Shifting three (3) seconds of green time from Targee Street to Vanderbilt Avenue during the AM peak hour will eliminate the significant impact to eastbound Vanderbilt Avenue. Shifting two (2) seconds of green time from Targee Street to Vanderbilt Avenue during the PM peak hour will eliminate the significant impact to eastbound Vanderbilt Avenue.

**ALTERNATIVES TO THE PROPOSED PROJECT**

**No Build Alternative**

Under the No Build Alternative, the SCA would not construct a new public school facility on the project site to provide additional public school capacity in CSD No. 31. Accordingly, under this alternative, the existing vacant warehouse building and surrounding asphalt and gravel parking lot would remain on the project site.

The No Build Alternative would not provide additional public school capacity on the project site to accommodate current and future student enrollment in CSD No. 31. Therefore, this alternative would not meet the project’s purpose and seat need.

This alternative would not result in significant adverse impacts related to historic resources, transportation, and noise, which would occur with the proposed project (though impacts related to transportation and noise would be mitigated under the proposed project).

**IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

Both natural and human-made resources will be expended in the construction and operation of the proposed project. These resources include the use of land, funding, building materials, energy, and human effort required to develop, construct, and operate various elements of the proposed project. They are irreversibly and irretrievably committed because their reuse for some other purpose other than the project either is not possible or is highly unlikely.

The land (including its development potential) that comprises the project site is the most basic resource that would be committed irretrievably. In addition, the project’s funding is an irretrievable resource since it would no longer be available for investment in other projects. The actual building materials used in the
construction of the school (e.g., steel, concrete, glass, etc.) and the energy (in the form of gas and electricity) consumed during construction and by the school’s various mechanical systems will also be irretrievably committed to this project.

RELATIONSHIP BETWEEN LOCAL SHORT-TERM USE OF THE ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

The proposed project entails the construction of a new school facility that will replace existing vacant and deteriorating warehouse buildings and surrounding asphalt and gravel parking lot. The new school facility will generate approximately 748 seats for grade levels pre-kindergarten through five, as well as Special Education classrooms, within CSD No. 31.

During construction, there will be some short-term adverse effects to the environment. These effects may include temporary disruptive effects due to increased traffic and noise levels associated with construction activities, and diminution of air quality due to fugitive dust and vehicular emissions. Given the limited scope and short duration of the construction activities on the project site, and the specific mitigation measures that will be utilized, if necessary, these short-term adverse effects will not create significant impacts.

Longer-term negative impacts may include changes to transportation and noise conditions, and the negative effect resulting from the demolition of an eligible historic resource (the former Peter Wiederer Mirror Factory). However, measures are available for the project’s transportation and noise impacts to be fully mitigated and to mitigate or minimize the project’s impact on historic resources. These negative effects of the project are not expected to adversely affect long-term productivity.

Positive consequences of the proposed project include, among other things, the provision of new public school capacity on the site to meet the needs of the area’s current and projected future primary school and special education students.

GROWTH-INDUCING ASPECTS OF THE PROPOSED ACTION

The proposed project entails the construction of a new school facility that will replace existing vacant warehouse buildings and surrounding asphalt and gravel parking lot. The new school facility will provide approximately 748 seats for grade levels pre-kindergarten through five within CSD No. 31. The proposed project will serve students from the surrounding community where currently there is a need for additional school seats and is not be expected to induce growth in the area.
CERTIFICATION OF FINDINGS

Having considered the FEIS, and having considered the preceding written facts and conclusions relied upon to meet the requirements of 6 NYCRR 617.11, this Statement of Findings certifies that:

1. The requirements of Article 8 of the New York State Conservation Law and the implementing regulations of the New York State Department of Environmental Conservation, 6 NYCRR Part 617, have been met; and
2. Consistent with the social, economic, and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental impacts to the maximum extent practicable. Adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigation measures that were identified in the FEIS and in this Findings Statement.

Name of Agency: New York City School Construction Authority

Signature of Responsible Official: [Signature]

Name/Title of Responsible Official: Lorraine Grillo
President & CEO

Date: June 13, 2018
Job Storage Description

Job Storage allows you to send the print job to the printer and have it stored there until you print it from the printer's control panel. Some Job Storage jobs allow an optional PIN to be associated with the job for extra security.

Job Storage USB Installation

To enable Job Storage, you must first insert a dedicated USB storage device (with at least 16GB of memory) in the rear USB slot. This USB storage device will hold the Job Storage jobs sent to the printer. If this USB storage device is removed, Job Storage will be disabled on the printer.

Insert the USB drive in the rear USB slot and follow the instructions on the control panel. This USB drive will be dedicated to Job Storage. The front USB slot will not work for Job Storage.

1. The USB cover may need to be removed to reveal the USB slot on some printer models. If there is a cover, remove it.

2. Insert a USB drive with at least 16GB of memory.

3. Follow the Control Panel messages to format the USB drive for Job Storage.

You may need to update your printer driver if you do not find the “Job Storage” tab after enabling the feature in the printer. Go to the following URL for instructions on how to update the printer driver.

http://www.hp.com/support/jobstorage