



**STATE ENVIRONMENTAL QUALITY REVIEW
NOTICE OF COMPLETION OF
TARGETED DRAFT ENVIRONMENTAL IMPACT STATEMENT
AND NOTICE OF PUBLIC HEARING**

DATE: September 3, 2021

SEQR PROJECT NO.: 22-001

LEAD AGENCY: New York City School Construction Authority
30-30 Thomson Avenue
Long Island City, New York 11101-3045

Pursuant to the State Environmental Quality Review Act (Article 8 of the New York State Environmental Conservation Law) and the regulations adopted pursuant thereto (6 NYCRR Part 617), a targeted Draft Environmental Impact Statement (DEIS) has been prepared covering the action described below. Pursuant to §1730.2 of the Public Authorities Law, the New York City School Construction Authority (SCA) is SEQR Lead Agency. A copy of the targeted DEIS is available for public inspection at the office of the Lead Agency as noted below. The targeted DEIS is also available at the SCA's website <http://www.nycsca.org/Community/New-School-Sites>

An Environmental Assessment Form (EAF) and Supplemental Environmental Studies report were completed on July 26, 2021 and established that significant adverse impacts to transportation (specifically at two traffic intersections) are expected with the proposed project, thus warranting the preparation of a targeted DEIS. A Draft Scope of Work for a targeted DEIS was published on July 28, 2021. Written comments on the Draft Scope of Work were accepted through August 19, 2021. No comments were received. The Final Scope of Work was issued on August 20, 2021.

A virtual public hearing will be held on September 21, 2021, at 6:00 p.m.

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjA2YTdjZTAyYjU0Yi00M2NILTlmNDYtN2lwMTdjYzgZnZyY2%40thread.v2/0?context=%7b%22id%22%3a%2219647938-80b8-4366-a101-1e038f5ae7dc%22%2c%22Oid%22%3a%22034ec7da-ff77-4660-8f7e-e8956578c748%22%7d

The purpose of this hearing is to receive comments from the public on the targeted DEIS that has been prepared for the proposed project. All interested persons are invited to attend the virtual public hearing and to present oral statements. Comments on the targeted DEIS will be accepted by the SCA until the close of business on October 5, 2021. People may also email their comments to the SCA at sites@nycsca.org.



NAME OF ACTION: New High School Facility
H.S. Q497

LOCATION: 165-18 Hillside Avenue
Queens, New York
Tax Block 9816, Tax Lots 39, 41, and 49

SEQR STATUS: Unlisted

DESCRIPTION OF THE PROPOSED ACTION

On behalf of the New York City Department of Education (DOE), the SCA proposes the acquisition of a privately-owned property (Block 9816, Lots 39, 41, and 49), demolition of the vacant commercial buildings on site, and construction of a new high school facility in its place that will accommodate approximately 801 seats. The proposed school site is located at 165-18 Hillside Avenue, Queens.

Conceptual design plans call for a new high school facility of five stories and approximately 119,000 square feet (sf). The new school would include general education classrooms for grades nine through twelve, specialized instruction rooms, administrative space, as well as a kitchen/cafeteria. An approximately 10,000-square-foot (sf) play yard would be located south of the school along 88th Avenue. As part of the project and in coordination with NYC Department of Transportation, 88th Avenue between 165th Street and Merrick Boulevard would be converted from one-way eastbound to one-way westbound for vehicular traffic.

The proposed new high school facility would include approximately 801 high school seats in Queens, including approximately 30 seats for students in the District 75 program, and 90 faculty and staff. This new facility will address existing overcrowding and forecast changes in student enrollments at the high school level in Queens. Construction of the proposed project will be undertaken pursuant to the DOE's Five-Year Capital Plan for Fiscal Years 2020-2024.

Student occupancy of the new facility is anticipated to occur in September 2026. For the purposes of the environmental impact analyses, 2026 has been selected as the Build Year.



POTENTIAL SIGNIFICANT ADVERSE IMPACTS

The proposed action has the potential to result in significant adverse impacts related to traffic. These impacts and measures proposed to mitigate them are discussed in greater detail below. Not all of the potential impacts to transportation could not be fully mitigated.

The EAF and Supplemental Environmental Studies report established that other technical areas examined in the EAF will not result in significant adverse impacts on the environment and, as a result, these technical areas do not require further analysis in the targeted DEIS. Therefore, the DEIS is “targeted” in that it has a detailed focus on transportation. As per the EAF and supplemental studies, which were prepared in accordance with the New York *City Environmental Quality Review (CEQR) Technical Manual*, the technical areas that do not warrant analysis in the DEIS are: Land Use, Zoning and Public Policy; Socioeconomic Conditions; Community Facilities and Services; Open Space; Shadows; Historic and Cultural Resources; Urban Design and Visual Resources; Natural Resources; Hazardous Materials; Water and Sewer Infrastructure; Solid Waste and Sanitation Services; Energy; Air Quality; Noise; Public Health; Neighborhood Character; and Construction-Related Impacts. These technical areas have been analyzed through the EAF and Supplemental Environmental Studies report, which are included in their entirety as an attachment to the targeted EIS for the Proposed HS 497Q. Transportation is the only technical area presented in the targeted DEIS and is summarized below.

TRAFFIC AND TRANSPORTATION

The proposed project could result in potential significant adverse traffic impacts at two intersections during the weekday morning AM and PM peak hours. The affected intersections are Hillside Avenue and 165th Street (east) and Hillside Avenue and 166th Street/Merrick Boulevard during the AM and PM peak hours. With the implementation of standard traffic mitigation measures (such as signal timing changes), which are subject to review and approval by the DOT, the significant adverse traffic impacts at Hillside Avenue and 165th Street (east) could be partially mitigated. The remaining significant adverse traffic impacts at Hillside Avenue and 165th Street (east) during the AM and PM peak hours and Hillside Avenue and 166th Street/Merrick Boulevard during the AM and PM peak hours would remain unmitigated. The proposed project will not result in any significant impacts to transit, pedestrians, or parking.

BENEFICIAL IMPACTS

Development of the proposed project will provide approximately 801 additional permanent public school seats at the high school level to serve the Borough of Queens.

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September 3, 2021
Date