



**STATE ENVIRONMENTAL QUALITY REVIEW
NOTICE OF COMPLETION OF
FINAL ENVIRONMENTAL IMPACT STATEMENT**



DATE: June 12, 2009
SEQR PROJECT NO.: 09-011
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 Final Environmental Impact Statement (FEIS) has been prepared covering the action described below and is available for public inspection at the office of the Lead Agency and applicant as set forth below. Pursuant to §1730.2 of the Public Authorities Law, the New York City School Construction Authority (SCA) is SEQR Lead Agency. The FEIS is also available at the SCA's website (www.nycsca.org).

A Draft Environmental Impact Statement (DEIS) for the proposed project was issued on April 29, 2009. A public hearing on the DEIS was held on May 14, 2009, at P.S. 133, located at 375 Butler Street, Brooklyn, New York, in order to accept comments from the public on the environmental issues considered therein. The public comment period remained open for twelve (12) days following the hearing, and closed on May 26, 2009.

NAME OF ACTION: Primary School Replacement Facility for
P.S. 133, Brooklyn
Brooklyn, Kings County

LOCATION: 375 Butler Street
Brooklyn, New York
Tax Block 940, Tax Lots 1, 16 & 65

SEQR STATUS: Unlisted

DESCRIPTION OF THE PROPOSED ACTION

On behalf of the New York City Department of Education (DOE), the New York City School Construction Authority (SCA) proposes to construct a new school facility on the grounds of the existing P.S. 133 school facility in Brooklyn. The proposed new facility would contain a total of approximately 960 seats serving students in pre-kindergarten through fifth grade. It would accommodate the existing P.S. 133 school organization and a new primary school organization. The proposed facility would also include space for use by District 75 (City-Wide Special Education) students.

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The proposed site (Block 940, Lots 1, 16, and 65) is an assemblage of three lots owned by the City of New York and under the DOE's jurisdiction and management. Lot 65 contains the existing three-and-a-half story P.S. 133 school building, which was constructed in the early 1900s. The building is approximately 50 to 70 feet in height and consists of approximately 39,000 square feet of floor area. It currently serves approximately 264 Pre-Kindergarten through Grade 5 students in Community School District (CSD) No. 13. Lots 1 and 16 contain schoolyard areas and a community garden. Following construction of the new facility, the existing P.S. 133 school building would be demolished and the area it currently occupies redeveloped with open schoolyard and replacement garden.

According to current project plans, the proposed project would result in the construction of a five-story building with a cellar level. The building would contain approximately 121,240 square feet of floor area and would be approximately 70 to 75 feet in height at its tallest elevation. The building would be configured in an L-shape covering approximately 26,000 square feet of the site currently occupied by the schoolyard and community garden. The outdoor recreation areas would consist of an approximately 12,500-square-foot play area on the southeast portion of the site, and a separate, approximately 3,000-square-foot play area for early childhood students to the east of the proposed facility on the northern portion of the site. An approximately 3,000-square-foot community garden would be located along the southeastern side of the schoolyard with an entrance on Butler Street.

In accordance with the SCA's program of requirements, the proposed new school facility would contain general instructional classrooms for Pre-K through Grade 5, as well as general resource rooms (including a reading, speech, and small group instructions room), and additional special education classrooms to serve these grade levels. It would accommodate classrooms for District 75 Special Educational students and related facilities, including a speech room and occupational/physical therapy room. It would also feature specialized rooms for art, music, and science instruction; a gymnasium and related facilities; an assembly space; a library complex; a cafeteria and kitchen facility; an administrative suite; and student support spaces (including guidance offices and a medical suite).

The proposed site is located within CSD No. 13, near the district's boundary with CSD No. 15. The proposed new facility is intended to serve the existing P.S. 133 school organization (which is a District No. 13 school) and a new primary school organization (which would be a District No. 15 school). Construction of the proposed project would be undertaken pursuant to the DOE's Five-Year Capital Plan for Fiscal Years 2005-2009.

The SCA would begin construction activities in 2009 following demolition of the existing building. Student occupancy of the replacement building is expected to occur in 2012. P.S. 133 would continue to operate at a temporary space nearby



during the period of construction. The replacement schoolyard and garden area are expected to be available in 2012. For the purposes of the environmental impact analyses, 2012 has been selected as the Build Year.

POTENTIAL SIGNIFICANT ADVERSE IMPACTS

HISTORIC RESOURCES

The New York State Office of Parks, Recreation and Historic Preservation (OPRHP), in its role as State Historic Preservation Office, has determined that the existing P.S. 133 school building meets the criteria for inclusion on the State and National Registers of Historic Places. OPRHP has determined that the building possesses significant architectural features, and was also designed by C.B.J. Snyder, who was a significant architect.

Under the proposed action, the existing historic school building would be demolished in order to accommodate a new schoolyard and garden. Demolition of the existing school building could constitute a significant adverse impact to historic resources since it would be irreversible.

The SCA has initiated consultation with OPRHP to identify measures that could mitigate the impact of the proposed building demolition. Potential mitigation measures would include photo-documentation of the existing structure, salvage and incorporation of significant architectural features of the existing structure in the new construction, and design of the new facility to be consistent with the character of the building it will replace.

TRAFFIC AND TRANSPORTATION

Two intersection turning movements and one approach at intersections in the study area would experience significant traffic impacts as a result of vehicular traffic generated by the proposed project. However, mitigation measures were identified, that, if implemented, would improve all of the affected intersection approaches/lane groups such that they would operate at the same or better service conditions than under the No Build conditions. The affected intersections and proposed mitigation measures are as follows:

Fourth Avenue (SB) at Baltic Street

Project-generated trips would result in significant, adverse impacts to the southbound Fourth Avenue left-turn movement during the AM peak hour. To address this impact, it is proposed to add a new five-second lead phase to the southbound approach during the AM peak hour. The proposed project's traffic impact during this time period would be fully mitigated with this measure.

Project-generated trips would result in significant, adverse impacts to the southbound Fourth Avenue left-turn movement during the PM peak hour. To address this impact, it is proposed to add a new 11-second lead phase to the



southbound approach during the PM peak hour. The proposed project's traffic impact during this time period would be fully mitigated with this measure.

Baltic Street (EB) at Fourth Avenue

Project-generated trips would result in a significant, adverse impact to the eastbound approach during the PM peak hour. To address this impact, it is proposed to shift four seconds of green time from the north-south Fourth Avenue phase to the Baltic Street phase during the PM peak hour. The proposed project's traffic impact during this time period would be fully mitigated with these measures.

All the mitigation measures discussed above are subject to review and approval by the New York City Department of Transportation (DOT), which makes the final determination of the need for these improvements.

NOISE

Noise levels associated with the outdoor play areas located on the eastern portion of the school property would exceed the 5-dBA impact threshold limit set for SCA projects, resulting in a significant noise impact. However, the two residential buildings facing this portion of the site, located at 632 Baltic Street (Block 940, Lot 117) and 391 Butler Street (Block 940, Lot 63), do not have windows facing the proposed playground areas; therefore, the projected playground noise impacts would be limited to the exterior spaces of the rear yards of the residences. The project's noise impact would not be expected to extend beyond the rear yards of these two properties. In addition, the noise impact would be limited to intermittent times of the day and year when the playground would be used by the students, which would be during recess periods on weekdays (generally between 8:30 AM to 4:30 PM) during the school year (September to late June).

SOIL AND GROUNDWATER CONDITIONS

Environmental due diligence investigations of this site were comprehensive and consisted of a Phase I Environmental Site Assessment (ESA) and a Phase II Environmental Site Investigation (ESI), which were completed for the proposed project site in June and November/December 2008, respectively. These studies were performed to identify any potential sources of hazardous materials resulting from previous and existing uses on the site that could pose a hazard during and after construction of the proposed school facility.

The results of the Phase II ESI identified soil and groundwater contamination at the site above New York State Department of Environmental Conservation (NYSDEC) Recommended Soil Cleanup Objectives and groundwater quality standards, specifically associated with petroleum and chlorinated solvent-related



volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, and metals, including lead.

To ensure that none of the constituents of concern would pose a hazard to workers, future school occupants, and/or the environment during and after construction of the proposed project, the following remediation measures were identified and will be implemented as part of the proposed project:

- Construction of a vapor barrier and active sub-slab depressurization system beneath the new school building to prevent any potential residual vapors from entering the school in the future.
- During construction, the Contractor would properly manage excavated soil in accordance with all applicable local, State and Federal regulations. Based on the results of waste characterization analyses, material should be disposed as hazardous waste. The Contractor would be required to prepare plans for excavated soil management, dewatering, air quality control measures, dust and odor suppression measures and community air monitoring program (CAMP)
- In all areas of the Site not covered by the building structure, a five (5) foot thick layer of environmentally clean fill would be placed over the site soils.

In order to minimize the potential for construction workers' exposure, standard industry practices, including appropriate health and safety measures, would be utilized. A site-specific Health and Safety Plan (HASP) would be implemented during remediation, development, and future maintenance activities. The HASP and CAMP would establish procedures for the protection of on-site workers and off-site residents. In addition, measures will be taken to prevent exposure of residents or workers in the area to any fugitive dusts or vapors during construction. The contaminated soils excavated and removed from the project site will be handled and transported off-site to a licensed and permitted disposal/recycling facility in accordance with all applicable local, State, and Federal regulations. With these measures in place, no significant adverse impacts on soil and groundwater conditions would occur.

Other potential environmental impact assessment areas were fully examined, including land use, zoning, and public policy; socioeconomic and demographic conditions; community facilities; open space and recreational resources; archeological resources; urban design and aesthetics; neighborhood character; infrastructure and energy; solid waste; air quality; natural resources; and construction impacts. No other significant adverse impacts were identified.

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BENEFICIAL IMPACTS

Development of the proposed project would provide the P.S. 133 school organization with modern facilities to support that school's instructional needs, as well as provide approximately 660 additional permanent public school seats at the primary level to serve Community School District No. 15.

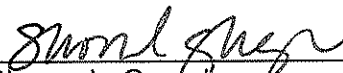


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June 12, 2009
Date