



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT
PART I, GENERAL INFORMATION

Reference Numbers

1. 05DPR006X
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)
PENDING
ULURP REFERENCE NO. IF APPLICABLE

BSA REFERENCE NO. IF APPLICABLE
OTHER REFERENCE NO. (S) IF APPLICABLE
(e.g., Legislative Intro, CAPA, etc.)

Lead Agency &

2a. LEAD AGENCY
New York City Department of Parks and Recreation
NAME OF LEAD AGENCY

2b. APPLICANT INFORMATION

New York Yankees
NAME OF APPLICANT

Applicant Information

Joshua Laird
Director of Planning
NAME OF LEAD AGENCY CONTACT PERSON

David Paget, Esq.
Sive Paget & Riesel, P.C.
NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

PROVIDE APPLICABLE INFORMATION

The Arsenal, Central Park
830 Fifth Avenue, Rm. 403
ADDRESS

460 Park Avenue
ADDRESS

New York NY 10021
CITY STATE ZIP

New York NY 10022
CITY STATE ZIP

212-360-3403 212-360-3453
TELEPHONE FAX

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Action Description

3a. NAME OF PROPOSAL Yankee Stadium Project

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):

See page 1-a.

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S):

See page 1-a.

4. CITY PLANNING COMMISSION [X] Yes [] No See page 1-b.

- [X] Change in City Map [] Zoning Certification [] Site Selection - Public Facility
[] Zoning Map Amendment [] Zoning Authorization [X] Disposition - Real Property [] Franchise
[] Zoning Text Amendment [] Housing Plan & Project [] UDAAP [] Revocable Consent [X] Concession
[] Charter 197-a Plan

[X] Zoning Special Permit, specify type:

Special Permit for public Parking Garage D (not located in parkland), including exemption of parking space below the height of 23 feet from definition of floor area and to allow rooftop parking (Section 74-512).

- [] Modification of:
[] Renewal of:
[] Other:

5. UNIFORM LAND USE PROCEDURE (ULURP) [X] Yes [] No

6. BOARD OF STANDARDS AND APPEALS [] Yes [X] No

- [] Special Permit [] New [] Renewal Expiration Date
[] Variance [] Use [] Bulk

Specify affected section(s) of Zoning Resolution

7. DEPARTMENT OF ENVIRONMENTAL PROTECTION [] Yes [X] No

- [] Title V Facility [] Power Generating Facility [] Medical Waste Treatment Facility

8. OTHER CITY APPROVALS [X] Yes [] No

- [] Legislation [] Rulemaking: specify agency:
[] Construction of Public Facilities [X] Funding of Construction, Specify Funding for new parkland [] Funding of Programs, Specify

[] Policy or plan [] Permits, Specify:
Other, explain:

PLEASE NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL.

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):

DESCRIPTION

The New York City Department of Parks and Recreation (DPR) proposes to allow for the development of a new Yankee Stadium by the New York Yankees on portions of Macomb's Dam and John Mullaly Parks adjacent to the existing stadium site, located at East 161st Street and River Avenue in The Bronx (see Figure 1). The new, open-air stadium with a capacity for 54,000 spectators (53,000 seats and 1,000 standing spaces) would replace the existing, approximately 55,500-seat, outdated 82-year-old Yankee Stadium with one that can effectively accommodate a modern baseball team and provide greatly improved spectator and parking facilities. Although the interior of the new stadium would contain state-of-the-art facilities for players and spectators, the design would evoke both the original 1923 and the existing stadiums, incorporating elements of both.

Parking for the existing stadium is insufficient, widely scattered, and has spilled over into the surrounding neighborhood. There are 7,079 parking spaces currently available in surface lots and garages within an approximate ½-mile radius of the existing stadium. The proposed project would displace approximately 1,270 parking spaces in existing lots, leaving 5,809 existing spaces available for the new stadium. The proposed project would also develop four new parking garages containing approximately 5,235 spaces, bringing the total to 11,044 spaces, which would support the parking need for the new stadium and avoid the spill over conditions that presently exist. Street-level non-destination retail could be developed in one of the parking garages for a total of approximately 19,000 gross square feet (gsf).

Overall, the proposed project would result in a net increase of approximately 6 acres of recreational parkland within the project area. As described further below, the project would require the alienation of certain areas of currently mapped parkland to allow for its disposition by DPR through leases for operation of the new Yankee Stadium and several new parking garages. Following that disposition, however, these areas would remain mapped parkland. In addition, new areas of mapped parkland would be created to provide additional new open space and to accommodate park facilities displaced by the new stadium and garages.

In particular, the new stadium and three of its parking garages would be built in portions of Macomb's Dam and John Mullaly Parks (both New York City parks) (see Figure 2). To replace the recreational facilities displaced by these structures, the proposed project would include the following elements (as illustrated on Figures 3 and 4).

A number of replacement recreational facilities would be developed atop two of the garages to be constructed within a portion of Macomb's Dam Park; most of these facilities would be accessible at street level, with the exception of tennis facilities that would be located one story above street level. In addition, new parkland and recreational facilities would be developed (1) at the site of the existing stadium, (2) on parking lots surrounding the existing stadium, (3) at the site of three warehouse buildings along Exterior Street within the Bronx Terminal Market (BTM), and (4) as an esplanade on paved areas located along the Harlem River waterfront. These latter two areas of replacement parkland would create new open space and ballfields along the Harlem River and would represent an important new community amenity that would serve the surrounding neighborhood and provide new public waterfront access.

In total, the proposed project would displace recreational facilities on approximately 22.06 acres of existing parkland (see Figure 2). Replacement facilities would be developed on 10.38 acres of that existing parkland, including the approximately 3 acres of Macomb's Dam Park currently used for accessory parking for Yankee Stadium. The proposed project would also create 17.59 acres of new parkland, including the creation of approximately 6 acres of new waterfront parkland (see also page 5-a). In total, the proposed project would result in the development of 27.97 acres of parkland (see Figure 4). This would be a net increase of 5.91 acres over existing conditions. (Approximately 15 acres of Macomb's Dam and John Mullaly Parks—the site of the proposed new stadium and a third garage—would remain as mapped parkland, but would contain no public recreational facilities and so are not counted in this tally.) The stadium, three of the four garages, and approximately half of the replacement recreational facilities would be completed by 2009. The full development of the replacement recreational facilities and parkland and the final garage would be completed by 2011.

APPROVALS

The project will require approvals from the City, State, and Federal agencies. Several of these are discretionary actions requiring review under CEQR and SEQRA. Others are ministerial and do not require environmental review; nonetheless, they are subject to review under each relevant agency's public mandate, as discussed below.

DISCRETIONARY ACTIONS SUBJECT TO CEQR AND SEQRA

New York City–ULURP Actions

The following actions will require approval through ULURP under City Charter Section 197(c). These ULURP actions require environmental review.

Disposition of City-Owned Property

- Stadium/Stadium Site (long-term lease).
- Parking Facilities/Parking Facilities Sites (long-term lease).

Amendments to City Map

- Map as parkland: former East 162nd Street as part of John Mullaly Park.
- Map as parkland: Ruppert Place as part of Macomb's Dam Park.
- Map as parkland: former Yankee Stadium and adjacent City-owned property.
- Map as parkland: proposed waterfront esplanade and proposed ballfields and open space on former BTM property.
- Map as parkland: proposed basketball and handball facilities located at River Avenue and 157th Street.

Concessions

- Approval of a concession to operate tennis courts.

Special Permit

- Special permit pursuant to Zoning Resolution Section 74-512 to allow construction and operation of a public parking garage not located in parkland (Garage D) and to permit the portion of the garage located above the adjusted base plane and below a height of 23 feet above curb level to be exempt from the definition of floor area.

New York State

- State funding of parking facilities within the proposed project possibly through the Empire State Development Corporation (ESDC).
- Possible Tidal Wetlands permit from New York State Department of Environmental Conservation (NYSDEC).
- Possible Protection of Waters permit and water quality certification from NYSDEC.

ADDITIONAL CITY AND STATE ACTIONS

New York City

- Possible New York City Department of Environmental Protection (DEP) permits for dewatering activities associated with construction.
- Review and approval of the Art Commission of the City of New York for the design of landscaping and buildings/structures constructed on or over City Property.
- Coastal Zone consistency determination from the New York City Planning Commission.
- City funding and construction of the proposed park improvements.

New York State

- Possible NYSDEC State Pollution Discharge Elimination System (SPDES) permit for stormwater discharges associated with construction activities. SPDES permit for operations is not required, because all wastewater will be discharged through the DEP permitted sewer system.
- Possible Coastal Zone consistency determination from the New York State Department of State.

NEW YORK STATE LEGISLATION

Legislation authorizing the disposition (by lease) of inalienable property of the City, including parklands, and disposition and use of volumes over streets.

- Legislation allowing the State to dispose of and the City to acquire waterfront property.
- Legislation allowing for demapping of East 162nd Street and Ruppert Place as an administrative action by Mayor.
- Legislation allowing for the use of a volume of space above East 151 Street for parking Garage D.

FEDERAL ACTIONS

Under the LWCF, 16 U.S.C. § 4601-4 et seq., the National Park Service (NPS) provides matching grants to states, and through states to local governments, for the acquisition and development of public outdoor recreation areas and facilities. Section 6(f) of the LWCF requires that no property acquired or developed with LWCF assistance shall be converted to other than public outdoor recreation use without the approval of the NPS and the substitution of other recreational properties of at least equal fair market value and of reasonably equivalent usefulness and location. Because prior improvements to a portion of Macomb's Dam Park within the project area were funded under the LWCF, the NPS is required to approve of the proposed conversion of that portion of Macomb's Dam Park to non-public recreational uses and the substitution of replacement parkland pursuant to Section 6(f). Consistent with the State's role

under the LWCF, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) must first provide the NPS with its recommendation concerning the proposal Section 6(f) conversion.

The project may require a permit from the U.S. Army Corps of Engineers (USACOE) for in- or above-water construction activities.

As described below, the OPRHP recently determined that several buildings in the project area are eligible for listing on the State and National Registers of Historic Places. The buildings determined eligible for listing on the Registers are the Bronx Terminal Market Buildings G, H, and J.

Because elements of the proposed project will involve discrete discretionary actions by a Federal agency, there will be a review of those elements under Section 106 of the National Historic Preservation Act of 1966 (NHPA), as implemented by Federal regulations appearing at 36 Code of Federal Regulations (CFR) Part 800, and the National Environmental Policy Act (NEPA) (40 CFR Part 6) and its implementing regulations.

3c. PURPOSE AND NEED FOR THE ACTION(S) AND APPROVAL(S):

The existing stadium was constructed in its current location in 1923. Over the past 82 years, the stadium has undergone several expansions and renovations. The most extensive improvements were made approximately 30 years ago when the stadium was almost completely demolished and then rebuilt. The renovated version that exists today bears little resemblance to its original design.

Notwithstanding the renovation, stadium operations have become severely constrained (see discussion below for details). Accordingly, other options were previously considered, including reconstruction of a stadium on the existing site and building a stadium in a different location. Several locations were evaluated but eliminated for various reasons, including the lack of mass transit and highway access. Reconstruction on the existing site was also considered; however, reconstruction was determined infeasible because of the limitations of the site and the consequent inability to provide a modern-day baseball facility. Reconstruction of the stadium on the existing site will be described in the Alternatives section of the EIS.

Retaining the existing stadium in its current condition will also require considerable capital expenditures for repair, replacement, and maintenance so as to permit it to continue to function. The City is required to pay for those capital expenditures and a new stadium would avoid such costs.

The existing stadium is an outdated structure that cannot effectively accommodate a modern baseball team or provide the amenities, seating, or services required for a state-of-the-art baseball facility. Seats, aisles, and corridors for both spectators and players are too small and narrow. The steeply raked upper deck contains the majority of the seats, but has the fewest concessions and restroom facilities (due to severe space constraints). Kitchen space is not adequate to provide food and beverage service to the stands. Clubhouse and press accommodations are also insufficient to accommodate the needs of today's baseball teams and media coverage, especially during playoffs. In addition, parking is insufficient and widely scattered. The problem has spilled over into the surrounding neighborhood and, as average attendance continues to increase, the situation will only worsen. The proposed project would create a modern facility for the New York Yankees and their fans.

9. STATE ACTIONS/APPROVALS/FUNDING Yes No
If "Yes," identify **See page 1-b.**
10. FEDERAL ACTIONS/APPROVALS/FUNDING Yes No
If "Yes," identify **USACOE permits; National Park Service Section 6(f) determination**
- 11a. Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):
 Unlisted; or **617.4 (b) (6) (i); 617.4 (b) (6) (iii); 617.4 (b) (6) (v) ; 617.4 (b) (9); 617.4 (b) (10)**
- 11b. Localized action, site specific Localized action, change in regulatory control for small area Generic action
12. Identify the analysis year (or build year) for the proposed action: 2009
Would the proposal be implemented in a single phase? Yes No NA.
Anticipated period of construction: 35 months for stadium, 50 months to complete all parks and garages*
Anticipated completion date: April 2009 – Analysis year for Environmental Impact Statement (EIS) (see Attachment A, EIS Draft Scope)
Would the proposal be implemented in multiple phases? Yes No NA.
Number of phases: 2009 will be the analysis year for EIS (see Attachment A, EIS Draft Scope).
Describe phases and construction schedule: _____
*** See page 2-a for the Construction Schedule.**

Directly Affected Area

INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES)

- 13a. LOCATION OF PROJECT SITE
Yankee Stadium, portions of Macomb's Dam Park and John Mullaly Park, parking fields surrounding the existing stadium, portions of BTM located west of Exterior Street, and portions of the Harlem River waterfront.
- STREET ADDRESS
Project area generally bounded by East 164th Street, East 151st Street, East 157th Street, River Avenue, and the Harlem River (see Figure 1).
- DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
M2-1, M1-2, C8-3, R7-1 **3b, 6a**
- EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY ZONING SECTIONAL MAP NO.
Block 2354, Lots 20, 65; Block 2482, Lot 25; Block 2483, Lot 1; Block 2491, Lot 1; Block 2492, Lots 1, 100; Block 2493, Lot 9; Block 2499, Lots 1, 100, 108; Block 2539, Lots 2, 191 (portions) **Bronx Bronx Community District 4**
- TAX BLOCK AND LOT NUMBERS BOROUGH COMMUNITY DISTRICT NO.

- 13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT
TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR: 0* SQ. FT.
*** Although the New York Yankees would develop the proposed stadium, the project area is located on property owned and controlled by New York City. The Yankees currently lease a portion of the project area.**
PROJECT SQUARE FEET TO BE DEVELOPED: 2,415,838 SQ. FT.
GROSS FLOOR AREA OF PROJECT: 3.39 million SQ. FT.

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED
IN THE NUMBER OF UNITS, SQ. FT. OR OTHER APPROPRIATE MEASURE _____ % OF _____
DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE:
Proposed Yankee Stadium Structure 135 HEIGHT 754 WIDTH 835 LENGTH
LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE: River Avenue: 760 feet; 161st Street: 780 feet; Jerome Avenue: 790 feet

- 13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION:
N/A
- 13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? Yes No
IF 'YES,' IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a. & 13b. ABOVE.

CONSTRUCTION SCHEDULE

If approved, the proposed stadium is expected to be completed by 2009 for opening day of the New York Yankees 2009 season. The Yankees would continue to play at the existing stadium while the new stadium is under construction. Although the precise construction schedule and development of the new parking garages and parkland has not been confirmed at this time, it is assumed that all parkland development would occur by 2009 except for the facilities to be built on and adjacent to the site of the existing stadium. In addition, three of the four parking garages are expected to be completed by 2009, with the final garage and remaining replacement parkland to be completed by 2011. 2009 has been chosen as the analysis year for the EIS, because that is the year in which the principal component of the project—the new stadium—would be completed. However, to ensure that all of the potential impacts of the completed, full project are accounted for, the analyses in the EIS will be conducted assuming that the fully developed project is in place, with the exception of those subjects for which the most impacts would occur prior to completion of the full project. These include, most notably, open space, because there will be a temporary shortfall between the amount of parkland that is currently available and the amount of replacement parkland ultimately to be provided while the project is under development, and construction impacts. The traffic and pedestrian and transit analyses will assume that the mitigation measures that are being proposed as part of the project are in place in 2009, as is contemplated (see Table 1).

Table 1
Estimated Schedule for Parkland and Parking Garage Completion

Description	Estimated Completion Date
Parkland and Basketball Courts along River Avenue	2007
Parkland along Waterfront and Recreational Facilities	2007
Parking Garage D	2007
Parkland and Tennis Courts Over Garage C	2008
Parking Garage B	2008
Parking Garage A	2010
Parkland and Recreational Facilities Over Garage A	2011
Source: Tishman Speyer Properties.	

PART II, SITE AND ACTION DESCRIPTION

Site Description

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

1. GRAPHICS Please attach: (1) a Sanborn or other land use map; (2) a zoning map; (3) a tax map. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8 1/2 x 14 inches in size.

See Figures 5 through 7.

2. PHYSICAL SETTING (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 2,415,838 Water surface area (sq. ft.): _____
 Roads, building and other paved surfaces (sq. ft.): 1,454,904 Other, describe (sq. ft.): 960,934 - parkland

3. PRESENT LAND USE

Residential **None**
 Total no. of dwelling units _____ No. of low-to-moderate income units _____
 No. of stories _____ Gross floor area (sq. ft.) _____
 Describe type of residential structures: _____

Commercial

Retail: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____
 Office: No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____
 Other: No. of bldgs. 1 Gross floor area of each building (sq. ft.): 873,163
 Specify type(s): _____ No. of stories and height of each building: 135 feet

Professional baseball stadium

Manufacturing/Industrial **BTM Buildings G, H, J**
 No. of bldgs. _____ Gross floor area of each building (sq. ft.): **Building G: 58,900 gsf**
4 **Building H: 65,600 gsf**
Building J: 26,000 gsf
 No. of stories and height of each building: Buildings G, H, J: 2 stories
 Types of use(s): **Buildings G, H: wholesale food market building, partially occupied; Building J: powerhouse building, vacant** Open storage area (sq. ft.) _____
 If any unenclosed activities, specify: _____

Community facility **None**

Type of community facility: _____
 No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____
 No. of stories and height of each building: _____

Vacant Land

Is there any vacant land in the directly affected area? Yes No
 If yes, describe briefly:

There are large paved areas to the west of the BTM Buildings G, H and J, which provide parking spaces during games at Yankee Stadium and are used for truck parking when needed for the BTM.

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? Yes No
 If yes, describe briefly:

Project area contains portions of Macomb's Dam Park (18.01 acres) and John Mullaly Park (3.8 acres)

Does the directly affected area include any mapped City, State or Federal parkland? Yes No
 If yes, describe briefly:

New York City Parks: portions of Macomb's Dam and John Mullaly Parks. The parks include open areas, tennis courts, handball courts, little league baseball fields, a softball field, a soccer field surrounded by a 400-meter track and bleachers, two basketball courts, DPR District Headquarters Building, and surface parking lots associated with Yankee Stadium.

Does the directly affected area include any mapped or otherwise known wetland? Yes No
 If yes, describe briefly:

There are no mapped tidal or freshwater wetlands within the confines of the project area. However, the project area is bordered on the west by the Harlem River, and the west side is shaped by three small coves, portions of which are regularly inundated by the Harlem River. Jurisdictional determinations have not been made at this time.

Other Land Use

No. of stories _____ Gross floor area (sq. ft.): _____
 Type of use(s): _____

4. EXISTING PARKING

Garages

No. of public spaces: _____
Operating hours: _____

No. of accessory spaces: _____
Attended or non-attended? _____

Lots

No. of public spaces: 1,270*

No. of accessory spaces: _____

Operating hours: All lots are only used for public parking during baseball games.

Attended or non-attended? Attended

Other (including street parking) – please specify and provide same data as for lots and garages, as appropriate.

* Number of existing spaces located on the project area.

5. EXISTING STORAGE TANKS

Gas or service station? Yes No Oil storage facility? Yes No Other? Yes No

If yes, specify: Yankee Stadium is a NYSDEC Petroleum Bulk Storage (PBS) Facility. The DPR District Headquarters Building is not listed in the NYSDEC PBS database.

Number and size of tanks: To be determined Last NYFD inspection date: _____

Location and depth of tanks: To be determined

6. CURRENT USERS

No. of residents: 0 No. and type of businesses: Food wholesaling

No. and type of workers by business: To be determined No. and type of non-residents who are not workers: Parkland users: To be Determined

SEE CEQR TECHNICAL MANUAL CHAPTER III F., HISTORIC RESOURCES

7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Answer the following two questions with regard to the directly affected areas, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape of landscape features, or archaeological resource that:

- (a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark; **YES**
- (b) is within a designated New York City Historic District; **NO**
- (c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places; **YES**
- (d) is within a New York State or National Register Historic District; or **NO**
- (e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places? **NO**

Identify any resource:

Project area contains BTM Buildings G, H, and J which have been determined eligible for listing on the State and National Registers of Historic Places and are adjacent to Macomb’s Dam Bridge and 155th Street Viaduct, which also are designated New York City Landmarks and have been determined eligible for listing on the State and National Registers of Historic Places.

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource.

No

SEE CEQR TECHNICAL MANUAL CHAPTER III K., WATERFRONT REVITALIZATION PROGRAM

8. WATERFRONT REVITALIZATION PROGRAM

Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries? Yes No

(A map of the boundaries can be obtained at the Department of City Planning bookstore.)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used.

See Figure 9, “Coastal Zone Boundary Map.”

Project Description

THIS SUBPART SHOULD GENERALLY BE COMPLETED ONLY IF YOUR ACTION INCLUDES A SPECIFIC OR KNOWN DEVELOPMENT AT PARTICULAR LOCATIONS

9. CONSTRUCTION

Will the action result in demolition of or significant physical alteration to any improvement? Yes No

If yes, describe briefly:

The proposed project would involve substantial demolition of the existing Yankee Stadium, parkland and its associated recreational facilities (tennis courts handball courts, ballfields, soccer field and 400-meter track and bleachers, basketball courts, and DPR District Headquarters Building) and surface parking lots.

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction? Yes No

If yes, describe briefly:

The proposed project would involve both above- and below-ground construction.

10. PROPOSED LAND USE

Residential **None**
 Total no. of dwelling units _____ No. of low-to-moderate income units _____ Gross floor area (sq. ft.) _____
 No. of stories _____
 Describe type of residential structures: _____

Commercial
 Retail: No. of bldgs. **1: base of parking garage** Gross floor area of each building (sq. ft.): **Garage D: 19,000**
 Office: No. of bldgs. **0** Gross floor area of each building (sq. ft.): **N/A**
 Other: No. of bldgs. **1: Yankee Stadium** Gross floor area of each building (sq. ft.): _____
 No. of stories and height of each building: **1.2 million**
138 feet – top of canopy
120 feet – top row seating

Manufacturing/Industrial **None**
 No. of bldgs. _____ Gross floor area of each building (sq. ft.) _____
 No. of stories and height of each building: _____
 Type of use(s): _____ Open storage area (sq. ft.): _____
 If any unenclosed activities, specify: _____

Community facility **None**
 Type of community facility: _____
 No. of bldgs. _____ Gross floor area of each building (sq. ft.): _____
 No. of stories and height of each building: _____

Vacant land
 Is there any vacant land in the directly affected area? Yes No
 If yes, describe briefly: _____

Publicly accessible open space
 Is there any publicly accessible open space to be removed or attached? Yes No
 If yes, describe briefly: _____

See page 5-a.

Any publicly accessible open space to be added? Yes No
 If yes, describe briefly: _____

See page 5-a.

Other Land Use
 No. of stories _____ Gross floor area (sq. ft.): _____
 Type of use(s): _____

11. PROPOSED PARKING

Garages
 No. of public spaces: **5,100** No. of accessory spaces: **0**
 Operating hours: **varies** Attended or non-attended? **Attended (self-park)**

Lots
 No. of public spaces: _____ No. of accessory spaces: _____
 Operating hours: _____ Attended or non-attended? _____

Other (including street parking) – please specify and provide same data as for lots and garages, as appropriate.
 No. and location of proposed curb cuts: _____

Four new parking garages would be developed on existing surface parking lots and parkland surrounding the new stadium (see Figure 8).

Publicly accessible open space

Is there any publicly accessible open space to be removed or attached?

Yes

No

If yes, describe briefly:

In total, the proposed project would occupy 25.06 acres of parkland in portions of Macomb's Dam and John Mullaly Parks between East 161st and East 164th Streets and displace recreational facilities on approximately 22.06 acres of parkland (see Figure 3), which is described in detail below:

- The proposed stadium would occupy approximately 13 acres of portions of Macomb's Dam Park and John Mullaly Park, which currently contain a running track with soccer field and spectator stands, a little league baseball field, and a softball fields.
- Parking Garage A would occupy approximately 7.06 acres of a portion of Macomb's Dam Park, which currently contains a little league baseball field, handball courts, basketball courts, the DPR District Headquarters building, and surface parking for Yankee Stadium.
- Parking Garage B would occupy approximately 2 acres of a portion of John Mullaly Park, which currently contain tennis and handball courts.
- Parking Garage C would occupy approximately 3 acres of a portion of Macomb's Dam Park, which currently contains surface parking for Yankee Stadium.

Any publicly accessible open space to be added?

Yes

No

If yes, describe briefly:

Replacement recreational facilities would be developed on 10.38 acres of existing parkland including the placement of recreational facilities on approximately 3 acres of Macomb's Dam Park currently used for accessory parking for Yankee Stadium. The proposed project would also create 17.59 acres of new open space and parkland, including the creation of approximately 6 acres of new waterfront parkland, which is described in detail below and shown on Figure 4:

- The site of the existing Yankee Stadium comprising approximately 8.92 acres, would be mapped as parkland and contain a little league baseball field.
- Ruppert Place would be demapped as a public street and remapped as parkland, called Ruppert Plaza. It would comprise approximately 1.13 acres as a pedestrian promenade.
- The existing stadium parking lot located on the north side of East 157th Street at River Avenue would be mapped as parkland, with approximately 0.27 acres containing basketball and handball courts.
- The existing stadium parking lot located on the south side of East 157th Street at River Avenue would also be mapped as parkland, with approximately 0.43 acres containing basketball courts.
- The green area around proposed Parking Garage B would comprise 0.7 acres of open space.
- The Harlem River waterfront esplanade would comprise approximately 1.34 acres of mapped parkland.
- Ballfields and open space would comprise an approximately 4.8-acre park located along the Harlem River at the site of three warehouse buildings along Exterior Street within the Bronx Terminal Market.

12. PROPOSED STORAGE TANKS
 Gas or storage stations? Yes No Oil storage facility? Yes No
 Other? Yes No
 If yes, specify: To be determined
 Number and size of tanks: To be determined Location and depth of tanks: To be determined

13. PROPOSED USERS
 No. of residents: 0 No. and type of businesses? 1 stadium, 4 parking garages
 No. and type of workers by businesses: To be determined No. and type of non-residents who are not workers: To be determined

14. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)
 Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? Yes No
 If yes, describe briefly:
The BTM Buildings G, H, and J would be demolished in the future without the proposed project as part of the proposed Gateway Center at Bronx Terminal Market Project.

SEE CEQR
 TECHNICAL MANUAL
 CHAPTER III B.,
 SOCIOECONOMIC
 CONDITIONS

15. DIRECT DISPLACEMENT
 Will the action directly displace specific businesses or affordable and/or low income residential units? Yes No
 If yes, describe briefly:
The businesses that operate in the BTM Buildings G, H, and J would be displaced in the future without the proposed project as part of the proposed Gateway Center at Bronx Terminal Market Project.

SEE CEQR
 TECHNICAL MANUAL
 CHAPTER III C.,
 COMMUNITY
 FACILITIES & SERVICES

16. COMMUNITY FACILITIES
 Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals, and other health care facilities, day care centers, police stations, or fire stations? Yes No
 If yes, describe briefly:

**Zoning
 Information**

17. What is the zoning classification(s) of the directly affected area?
R7-1, C8-3, M1-2, M2-1

18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use.

<u>Zoning District</u>	<u>Maximum Floor Area Ratio (FAR)</u>
M2-1	2.0 (manufacturing/commercial)
M1-2	2.0 (manufacturing/commercial), 4.8 (community facility)
C8-3	2.0 (commercial), 6.5 (community facility)
R7-1	3.44 (residential), 4.8 (community facility)

19. What is the proposed zoning of the directly affected area?
No rezoning is proposed.

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use.
N/A

21. What are the predominant land uses and zoning classifications within a ¼-mile radius of the proposed action?
Predominant Land Uses – residential, neighborhood retail, community facilities and institutional uses, open space and parkland, industrial and transportation uses, and small areas of commercial uses (see Figure 5).
Predominant Zoning– M1-1, M1-2, M1-5, M2-1, C4-4, C8-3, R6, R7-1, R8 Special Grand Concourse Preservation District, Special Planned Community Preservation District (see Figure 6).

**Additional
 Information**

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16.
N/A

Analyses

23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable):

See pages 7a-7g

a.	LAND USE, ZONING, AND PUBLIC POLICY	See CEQR Technical Manual Chapter III.A.
b.	SOCIOECONOMIC CONDITIONS	See CEQR Technical Manual Chapter III.B.
c.	COMMUNITY FACILITIES AND SERVICES	See CEQR Technical Manual Chapter III.C.
d.	OPEN SPACE	See CEQR Technical Manual Chapter III.D.
e.	SHADOWS	See CEQR Technical Manual Chapter III.E.
f.	HISTORIC RESOURCES	See CEQR Technical Manual Chapter III.F.
g.	URBAN DESIGN/VISUAL RESOURCES	See CEQR Technical Manual Chapter III.G.
h.	NEIGHBORHOOD CHARACTER	See CEQR Technical Manual Chapter III.H.
i.	NATURAL RESOURCES	See CEQR Technical Manual Chapter III.I.
j.	HAZARDOUS MATERIALS	See CEQR Technical Manual Chapter III.J.
k.	WATERFRONT REVITALIZATION PROGRAM	See CEQR Technical Manual Chapter III.K.
l.	INFRASTRUCTURE	See CEQR Technical Manual Chapter III.L.
m.	SOLID WASTE AND SANITATION SERVICES	See CEQR Technical Manual Chapter III.M.
n.	ENERGY	See CEQR Technical Manual Chapter III.N.
o.	TRAFFIC AND PARKING	See CEQR Technical Manual Chapter III.O.
p.	TRANSIT AND PEDESTRIANS	See CEQR Technical Manual Chapter III.P.
q.	AIR QUALITY	See CEQR Technical Manual Chapter III.Q.
r.	NOISE	See CEQR Technical Manual Chapter III.R.
s.	CONSTRUCTION IMPACTS	See CEQR Technical Manual Chapter III.S.
t.	PUBLIC HEALTH	See CEQR Technical Manual Chapter III.T.

The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above-listed categories. Other methodologies developed or approved by the lead agency may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are independent or occur within a discrete geographical area or time frame.

23. ANALYSES

LAND USE, ZONING AND PUBLIC POLICY

Under CEQR, a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed action. The analysis also considers the action's compliance with and effect on the area's zoning and other applicable public policies. Even when there is little potential for an action to be inconsistent or affect land use, zoning, or public policy, a description of these issues is usually appropriate to establish conditions and provide information for use in other technical areas. A detailed assessment of land use is appropriate if the action would result in a significant change in land use or would substantially affect regulation or policies governing land use.

According to the 2001 *City Environmental Quality Review (CEQR) Technical Manual*, a detailed assessment of land use, zoning, and public policy is appropriate if an action would be expected to result in a significant change in land use. The proposed project would require, among other actions, the disposition of City-owned property in the form of long-term leases, and changes in the city map to map new parkland and demap portions of two streets (East 162nd Street and Ruppert Place). The project would result in the development of a new Yankee Stadium, over 5,000 parking spaces, and net increase of approximately 6 acres of parkland. A full land use analysis will be prepared for the EIS to analyze potential land use and zoning impacts and to provide baseline conditions for other analyses in the EIS to be completed for the proposed project. In addition, other proposed developments in the future without the proposed project will be identified in this section of the EIS.

SOCIOECONOMIC CONDITIONS

Socioeconomic impacts can occur when a proposed action directly or indirectly changes economic activities in an area. The purpose of the socioeconomic assessment is to disclose changes that would be created by the proposed action and identify whether they would rise to a significant level. The proposed project would not directly displace any residential population. Some of the business uses that would be directly displaced—i.e., the existing Yankee Stadium and parking lots—would be replaced with a new Yankee Stadium and new parking facilities. While the waterfront open space and recreational facilities would be located on the site of several active wholesale food businesses, these businesses will be displaced and offered relocation assistance in the future without the proposed project as part of the Gateway Center at Bronx Terminal Market Project. In addition, the proposed project would displace recreational uses that draw large visitor populations, some of whom frequent retail stores in the immediate vicinity of the existing parklands. The replacement of existing recreational space with new and improved amenities at new locations in the surrounding area could therefore indirectly affect residential and commercial property values in the surrounding neighborhoods. Therefore, a socioeconomic conditions analysis will be prepared for the EIS to assess any direct and indirect changes from this project to economic activities in the area.

COMMUNITY FACILITIES AND SERVICES

Community facilities are public or publicly funded facilities such as schools, hospitals, libraries, day care centers, and fire and police protection. As the proposed project would not involve the creation of any new residential units, it does not meet the thresholds recommended in the *CEQR Technical Manual* for preliminary analysis of public schools, libraries, health care facilities, or day care centers. In addition, it would not involve the direct displacement of any fire or police facilities, and therefore would not meet the thresholds for preliminary analysis of these services.

Therefore, the proposed project would not result in any significant adverse impacts on community facilities and no further analysis is required.

OPEN SPACE

The *CEQR Technical Manual* specifies that an assessment of open space resources is required if an action would displace or alter an existing park or recreational facility, or if an action would increase the user population by more than 200 residents or 500 employees. The proposed project would involve both the addition of new parkland and recreational facilities and the use of existing parkland for stadium use and associated parking, including parkland containing actively used recreational facilities. These actions require an evaluation of the direct effects of the proposed project on open space resources and how the replacement parkland is comparable and will be of reasonably equivalent usefulness and location. The proposed project would create a new stadium with somewhat fewer seats than the existing stadium. In addition, the proposed project would include 19,000 square feet of street-level non-destination retail space in Garage D; as noted in the *CEQR Technical Manual*, this amount of additional commercial development is not enough to create an indirect effect on open space. Since maximum attendance at Yankee Stadium would not increase with the proposed project and additional employment would be minimal, an analysis of indirect effects on open space is not warranted in this EIS. However, the proposed project could have a direct effect on open space by virtue of the displacement of existing parkland facilities and subsequent replacement elsewhere in the project area. Therefore, a detailed assessment of the proposed project's direct effect on open space will be provided in the EIS. An analysis will also be undertaken regarding the proposed project's compliance with the requirements of Section 6(f) of the LWCF for the conversion of that portion of Macomb's Dam Park that previously received an LWCF grant to a non-park use, including the reasonable equivalence of the existing and replacement parkland.

SHADOWS

The CEQR criteria for a shadows assessment indicate that actions that result in new shadows long enough to reach a publicly accessible open space (except within an hour and a half of sunrise and sunset), a historic landscape, a historic resource with sunlight dependent features, or an important natural feature would require analysis. The proposed project would create a new Yankee Stadium north of the existing stadium in The Bronx. The new stadium would be up to 138 feet tall and would occupy land that is located in the northern portion of Macomb's Dam Park and the southern portion of John Mullaly Park. The maximum shadow a building of this height could cast is 516 feet. The proposed project would also include new above-ground parking garages that range in height between three and four stories. Therefore, a shadows analysis will be prepared for the EIS to consider the potential for the proposed project's shadows to fall on any parks and other publicly accessible open spaces, historic resources with significant, light-dependent features; on historic landscapes, and on significant natural features.

HISTORIC RESOURCES

According to the *CEQR Technical Manual*, a historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. Actions that could affect archaeological resources and that typically require an assessment are those that involve in-ground disturbance or below-ground construction, such as excavation. Actions that trigger an architectural resources assessment include new construction, demolition, or significant alteration to any building, structure, or object; a change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; construction, including but not limited to, excavation, vibration, subsidence, dewatering, and the possibility of falling objects; additions to

or significant removal, grading, or replanting of significant historic landscape features; screening or elimination of publicly accessible views; and the introduction of significant new shadows or significant lengthening of the duration of existing shadows over a historic landscape or on a historic structure with sunlight-dependent features (see “Shadows,” above).

Although Yankee Stadium has been significantly altered and therefore does not appear eligible for listing on the State and national registers of Historic Places (S/NR) or for designation as a New York City Landmark (NYCL), there are several known architectural resources elsewhere on the project area. In addition to S/NR-listed and S/NR-eligible resources, other known historic resources include properties designated or pending designation as NYCL or New York City Historic Districts (NYCHD). In the project area, historic resources include Buildings G, H, and J of the Bronx Terminal Market (S/NR-eligible), which would be demolished in the absence of the proposed project as part of the Gateway Center at Bronx Terminal Market Project, and the Macomb’s Dam Bridge and 155th Street Viaduct (NYCL, S/NR-eligible), which spans the Harlem River between West 155th Street in Manhattan and Jerome Avenue and East 162nd Street in the Bronx. There are also a number of known architectural resources in the area surrounding the project area. Given the proximity of historic resources, an assessment of historic resources will be undertaken in the EIS.

In terms of archaeological resources, it is not clear how much of the project area subsurface has been disturbed. Therefore, since the proposed project would result in excavation in the project area, the *CEQR Technical Manual* guidelines recommend a detailed assessment of archaeological resources. A preliminary archaeological assessment will be undertaken to assess the potential for the project area to contain undisturbed archaeological resources. Should this preliminary assessment determine that the area may contain potential archaeological resources, a Stage 1A Archaeological Assessment will be required to identify categories of resources that may be present on the site and assess the likelihood that the proposed project could disturb those potential resources.

URBAN DESIGN AND VISUAL RESOURCES

The proposed project would alter the appearance of the project area by building a new Yankee Stadium on existing land within Macomb’s Dam Park and a portion of John Mullaly Park, creating several new parking garages, and moving displaced recreational facilities to new sites in the surrounding area. It would also eliminate East 162nd Street between River and Jerome Avenues and Ruppert Place. A new pedestrian promenade, named Ruppert Plaza, would be located in a similar orientation as part of the parkland provided south of the new stadium.

The *CEQR Technical Manual* recommends a detailed assessment of urban design and visual resources when a proposed project would demap an active street, would change block form, or would result in structures substantially different in height, bulk, size, scale, use or arrangement than what exists. The proposed project meets this threshold for analysis; therefore, an urban design and visual resources analysis will be prepared for the EIS.

NEIGHBORHOOD CHARACTER

The character of a neighborhood is established by numerous factors, including land use patterns, the scale of its development, the design of buildings, the presence of notable landmarks, and a variety of other features. According to CEQR criteria, a neighborhood character assessment is conducted if the action would result in a significant impact in the areas of land use, zoning, and public policy; urban design; visual resources; historic resources; socioeconomic conditions; traffic; or noise. In addition, if the action falls below these thresholds but would result in moderate changes in the elements that contribute to neighborhood character, thereby resulting in

a significant impact, an analysis of neighborhood character is required. The proposed project would change the project area's land use and visual character. These factors and others could contribute to a change in the character of the neighborhood and will be analyzed in the EIS.

NATURAL RESOURCES

A portion of the project area is located on the east side of the Harlem River north of 149th Street. The existing natural resources within the project area vicinity may include aquatic organisms, terrestrial organisms, threatened, endangered, or other sensitive species, and their associated habitats, such as wetlands and uplands. The *CEQR Technical Manual* recommends an analysis of natural resources if the site of a proposed action is near or contiguous to natural resources and activities associated with the proposed action would disturb those resources, either directly or indirectly. Because a portion of the project area is located on the Harlem River waterfront and the project could involve shoreline construction, the proposed project may have the potential to result in effects on natural resources. The proposed project would also remove existing trees in portions of Macomb's Dam and John Mullaly Parks for construction of the new stadium and parking garages. Therefore, an assessment of natural resources and water quality is warranted.

HAZARDOUS MATERIALS

According to CEQR criteria, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment of the property is anticipated. The *CEQR Technical Manual* specifically states that development where underground and/or above-ground storage tanks are on or adjacent to a site would trigger an analysis. Because portions of the project area are located near service stations, an electrical substation, garages, and maintenance facilities that may have used, stored, or produced hazardous materials and underground gasoline oil tanks, an analysis of hazardous materials on the project area will be included in the EIS.

WATERFRONT REVITALIZATION PROGRAM

A portion of the project area is located along the eastern edge of the Harlem River in the Bronx, and thus is within the State and City's Coastal Zone (see Figure 9). Therefore, the proposed project must be assessed for its consistency with the City's Local Waterfront Revitalization Program (LWRP). A detailed analysis will review the LWRP's 10 policies and assess the consistency of the proposed project with the policies.

INFRASTRUCTURE

As described in the *CEQR Technical Manual*, because of the size of the City's water supply system and because the City is committed to maintaining adequate water supply and pressure for all users, few actions would have the potential to result in a significant adverse impact on the water supply system. The proposed project's demand on water supply and generation of stormwater and sewage would not be expected to create a significant adverse impact on these services. However, as recommended by the *CEQR Technical Manual*, the project's potential demand on water supply and potential generation of stormwater and sewage will be disclosed.

SOLID WASTE AND SANITATION SERVICES

According to the *CEQR Technical Manual*, a detailed solid waste and sanitation services assessment is appropriate if an action enacts regulatory changes affecting the generation or

management of the City's waste of if the action involves the construction, operation, or closing of any type of solid waste management facility. The *CEQR Technical Manual* also states that actions involving construction of housing or other developments generally do not require evaluation for solid waste impacts unless they are unusually large. The proposed project's solid waste demand would not be expected to create a significant adverse impact on sanitation services. However, as recommended by the *CEQR Technical Manual*, the project's potential generation of solid waste and demand on sanitation services and will be disclosed.

ENERGY

According to the *CEQR Technical Manual*, a detailed assessment of energy impacts would be limited to actions that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway). The proposed project's energy demand would not be expected to create a significant adverse impact on the consumption or supply of energy serving the project area. However, as recommended by the *CEQR Technical Manual*, the project's potential demand on energy will be disclosed.

TRAFFIC AND PARKING

As described above, the proposed project would create a new Yankee stadium with a smaller seating capacity than the existing stadium. Therefore, the new stadium would not generate additional peak hour vehicle trips than those already coming to the area for the existing stadium. However, the location of the proposed parking garages, new stadium, new parkland, and street closures would change the vehicular and parking distribution and consequently could have significant impacts relating to traffic and parking. Therefore, a detailed analysis of the potential traffic and parking impacts of the proposed project will be required.

TRANSIT AND PEDESTRIANS

The proposed project is not anticipated to generate an increase in peak hour transit and pedestrian trips over those already coming to the area for the existing stadium. However, the location of the proposed parking garages, new stadium, new parkland, and street closures would change the transit and pedestrian trip distribution and consequently could have significant impacts. In addition, the proposed project would involve the relocation of the Bx13 bus route due to closure of East 162th Street between River Avenue and Jerome Avenue. Therefore, a detailed analysis of the potential transit and/or pedestrian impacts of the proposed project will be required.

AIR QUALITY

CEQR criteria require an air quality assessment for actions that can result in either significant mobile source or stationary source air quality impacts. Mobile source impacts could arise when an action increases or causes a redistribution of traffic, creates any other mobile sources of pollutants, or adds new uses near existing mobile sources. Stationary source impacts could occur with actions that create new stationary sources or pollutants, such as emission stacks for industrial plants, hospitals, or other large institutional uses, or a building's boilers, that can affect surrounding uses; when they add uses near existing or planned future emissions stacks, and these new uses might be affected by the emissions from the stacks; or when they add structures near such stacks, and these structures can change the dispersion of emissions from the stacks so that they begin to affect surrounding uses.

The air quality studies for the proposed project will include both mobile and stationary source analyses. The stationary source air quality impact analysis will include an assessment of the potential for impacts on project users from existing industrial/manufacturing uses in the area,

and the effects of the project's heating, ventilation, and air conditioning (HVAC) systems' emissions.

NOISE

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis would be required if an action generates or reroutes vehicular traffic, if an action is located near a heavily trafficked thoroughfare, if an action would be within 1 mile of an existing flight path or within 1,500 feet of existing rail activity (and with a direct line of sight to that rail facility). A noise assessment would also be appropriate if the action would create a playground or would cause a stationary source to be operating within 1,500 feet of a receptor (with a direct line of sight to that receptor), or if the action would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the action would be located in an area with high ambient noise levels resulting from stationary sources. The proposed project meets all of these thresholds, and therefore could have potential noise impacts on sensitive land uses. A portion of the project area is within 1,500 feet of two rail lines: the rail freight line along the Harlem River, and the Metro-North Railroad, which forms the northern boundary of the site. The proposed project would create new public parkland—a sensitive receptor—located within 1,500 feet of existing industrial uses; therefore, there is the potential that high ambient noise levels from stationary sources, such as unenclosed manufacturing uses, could affect the project area. The project area is located near several heavily trafficked thoroughfares, most notably the Major Deegan Expressway, which runs through the middle of the site. Therefore, a noise analysis is warranted and will be performed.

CONSTRUCTION IMPACTS

The *CEQR Technical Manual* indicates that a project may result in potential construction impacts if a project site is located near a sensitive natural resource, as construction impacts may result from the disruption of such areas. Projects located on the waterfront may also result in construction impacts on water quality relating to construction work in or near the water. In addition, because soils are disturbed during construction, any action proposed for a site that has been found to have the potential to contain hazardous materials should also consider the possible construction impacts that could result from that contamination.

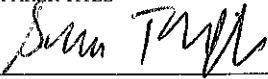
A portion of the project area is located on the Harlem River waterfront, and therefore the proposed project could have construction impacts relating to work in or near the water. As described above, the conditions of the project area and the surrounding area indicate the potential for adverse impacts related to hazardous materials; thus, the proposed project could have hazardous materials-related construction impacts. The potential construction impacts on these areas, as well as on open space, historic and archaeological resources, transportation, air quality, and noise, will be assessed.


The development of some of the replacement parkland would not occur until after completion of the proposed stadium and parking garages. Therefore, open space in the area immediately surrounding the proposed stadium, both existing and the replacement parkland, would not be available for public use for a temporary period of time. The potential impacts of this temporary loss in open space and recreational facilities will also be assessed.

PUBLIC HEALTH

According to the *CEQR Technical Manual*, public health comprises the activities that society undertakes to create and promote a community's wellness. Public health may be jeopardized by poor air quality resulting from traffic or stationary sources, hazardous materials in soil or groundwater used for drinking, significant adverse impacts related to noise or odors, solid waste management practices that attract vermin and pest populations, and actions that result in exceedances in City, State or Federal standards. If a proposed action would result in a significant impact in any of these subject areas, it may pose a health risk to its future users and those from the surrounding community. The proposed action is not anticipated to result in significant impacts in these areas and therefore an assessment of public health concerns would not be warranted. Should the EIS determine that impacts may occur in these areas, an analysis of public health will be provided.

**Applicant
Certification**

24. **Sara Taplitz, AICP**
PREPARER NAME
Vice President, AKRF
PREPARER TITLE

PREPARER SIGNATURE
6/10/05
DATE

New York Yankees
PRINCIPAL
David Paget, Esq.
NAME OF PRINCIPAL REPRESENTATIVE
Partner
Sive Paget & Riesel, P.C.
TITLE OF PRINCIPAL REPRESENTATIVE

SIGNATURE OF PRINCIPAL REPRESENTATIVE
6/10/05
DATE

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.

Impact
Significance

PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

1. For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.
- | | |
|-------------------------------------|-----|
| LAND USE, ZONING AND PUBLIC POLICY | Yes |
| SOCIOECONOMIC CONDITIONS | Yes |
| COMMUNITY FACILITIES AND SERVICES | No |
| OPEN SPACE | Yes |
| SHADOWS | Yes |
| HISTORIC RESOURCES | Yes |
| URBAN DESIGN/VISUAL RESOURCES | Yes |
| NEIGHBORHOOD CHARACTER | Yes |
| NATURAL RESOURCES | Yes |
| HAZARDOUS MATERIALS | Yes |
| WATERFRONT REVITALIZATION PROGRAM | Yes |
| INFRASTRUCTURE | Yes |
| SOLID WASTE AND SANITATION SERVICES | Yes |
| ENERGY | Yes |
| TRAFFIC AND PARKING | Yes |
| TRANSIT AND PEDESTRIANS | Yes |
| AIR QUALITY | Yes |
| NOISE | Yes |
| CONSTRUCTION IMPACTS | Yes |
| PUBLIC HEALTH | Yes |

2. Are there any aspects of the action relevant to the determination whether the action may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the action may have a significant impact on the environment.
3. If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.
4. If the lead agency has determined in its answers to questions 1 and 2 of this part that the actions may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type 1. A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.
5. If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment.

Lead Agency
Certification

6. Colleen Alderson
PREPARER NAME

Assistant Director
PREPARER TITLE

Colleen Alderson
PREPARER SIGNATURE

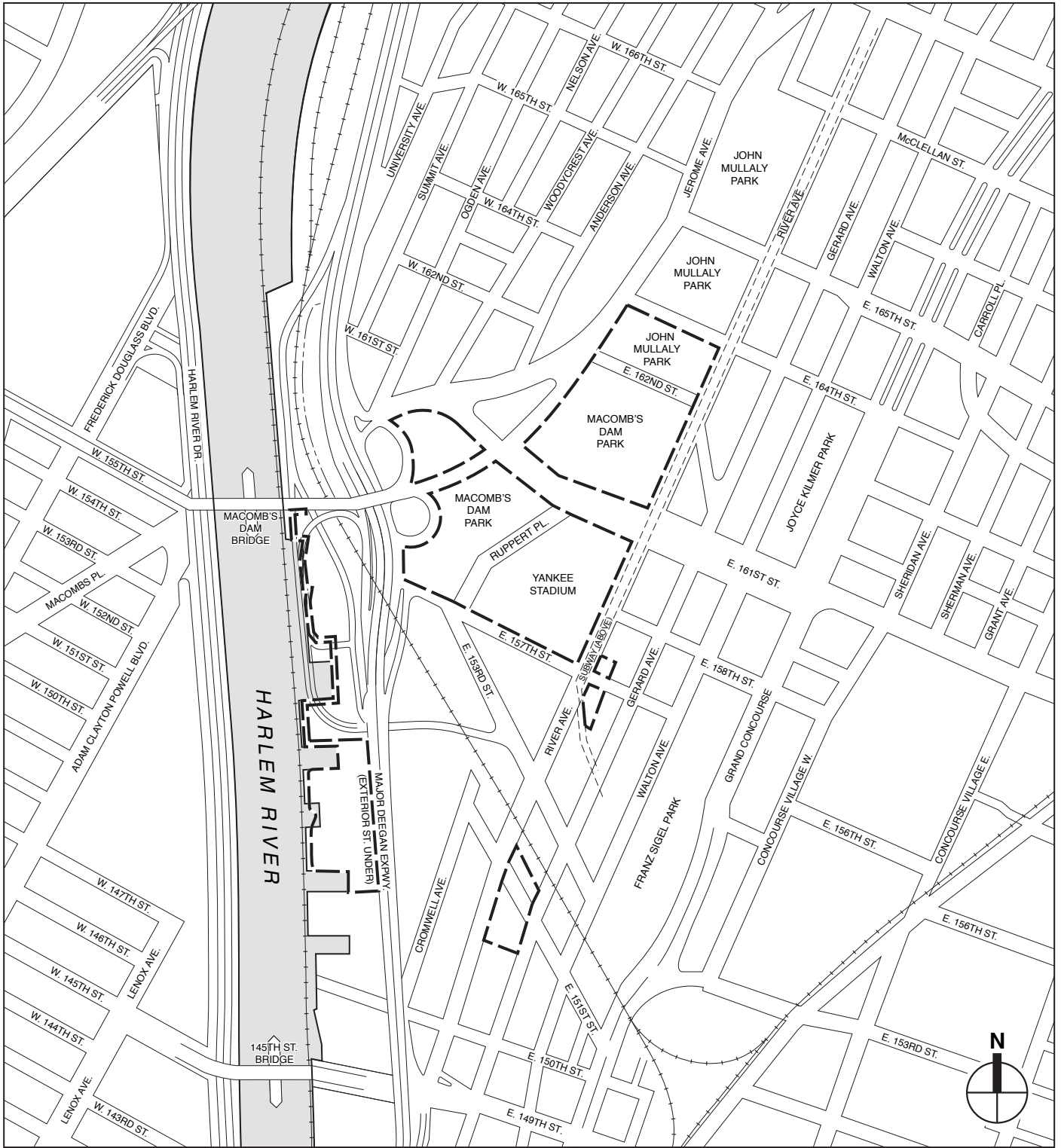
6-10-05
DATE

Joshua Laird
NAME OF LEAD AGENCY REPRESENTATIVE

Chief of Planning,
Department of Parks and Recreation
TITLE OF LEAD AGENCY REPRESENTATIVE

[Signature]
SIGNATURE OF LEAD AGENCY REPRESENTATIVE

06/15/05
DATE



--- Project Area Boundary





PARK AREA WITH RECREATIONAL FACILITIES TO BE OCCUPIED BY PROPOSED YANKEE STADIUM

JOHN MULLALY PARK:
78,408 SQ.FT. (1.8 ac.)

MACOMB'S DAM PARK:
487,872 SQ.FT. (11.2 ac.)

TOTAL AREA :
566,280 SQ.FT. (13.0 ac.)



PARK AREA TO BE OCCUPIED BY PROPOSED GARAGES A,B, AND C

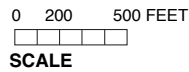
PARK AREA WITH RECREATIONAL FACILITIES:
87,120 SQ.FT. (2.0 ac.) (JOHN MULLALY PARK SITE)

PARK AREA WITH RECREATIONAL FACILITIES:
307,534 SQ.FT. (7.06 ac.) (MACOMB'S DAM PARK SOUTH SITE)

PARKING LOT:
130,680 SQ.FT. (3.0 ac.) (MACOMB'S DAM PARK SOUTH-EAST SITE)

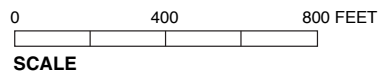
TOTAL DISPLACED PARK AREA WITH RECREATIONAL FACILITIES:
960,934 SQ.FT. (22.06 ac.)

TOTAL PARK AREA TO BE OCCUPIED BY PROPOSED PROJECT:
1,091,614 SQ.FT. (25.06 ac.)





--- Project Area Boundary





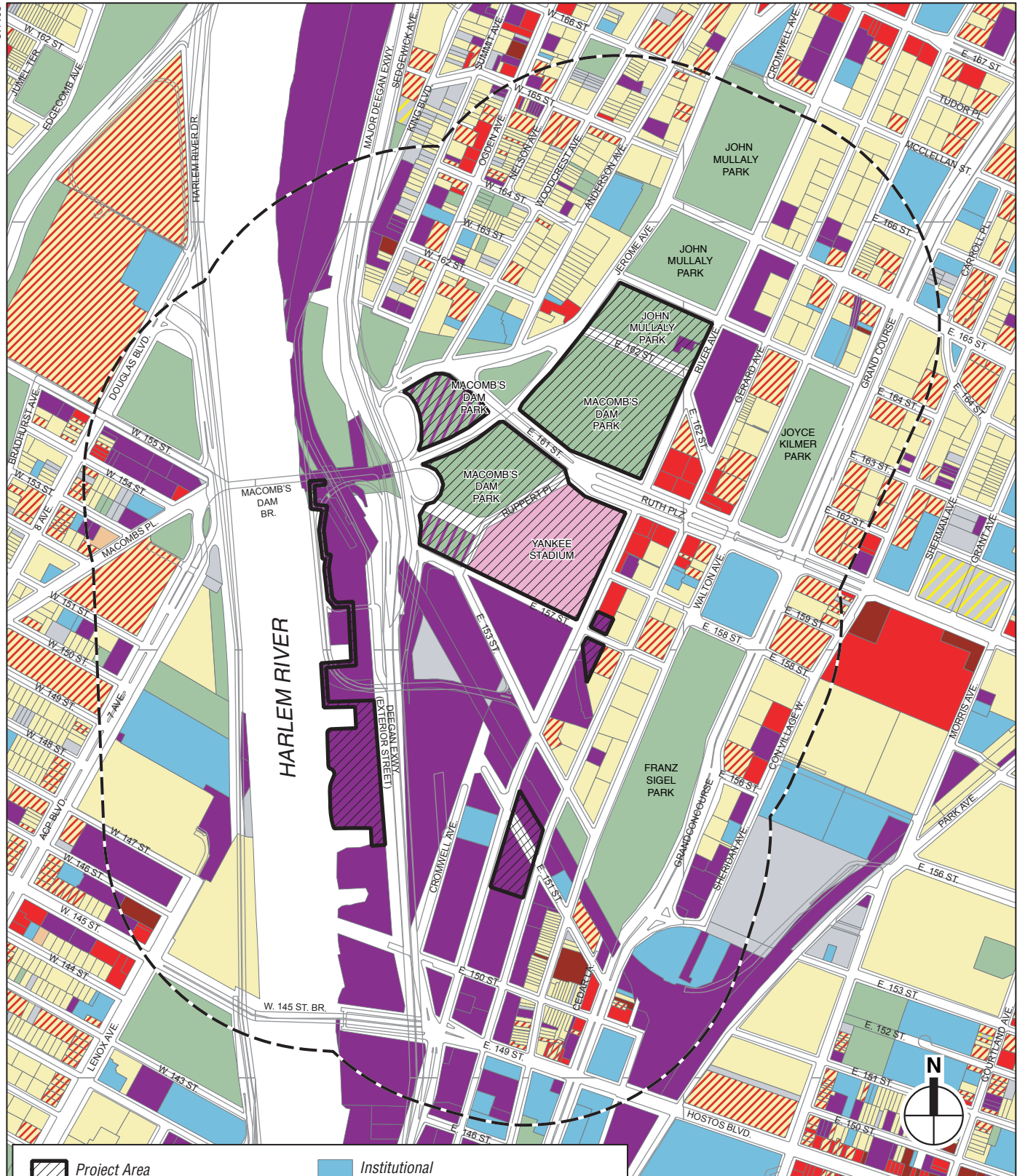
REPLACEMENT PROGRAM ACREAGE

1.	PARCEL CONTAINING SOCCER FIELD, 400M ATHLETIC TRACK, HANDBALL COURTS, SOFTBALL FIELD, TENNIS COURTS, GRANDSTAND, GREEN SPACE, ETC.	321,661 SQ.FT. (7.38 ac.)
2.	RE-ALIGNED RUPPERT PLAZA	49,059 SQ.FT. (1.13 ac.)*
3.	YANKEES HERITAGE FIELD, GREEN SPACE, ETC.	388,740 SQ.FT. (8.92 ac.)*
4.	PARCEL CONTAINING STRUCTURED GARAGE WITH TENNIS COURT PROGRAM AND PAVILION BUILDING ON TOP LVL. OF GARAGE	130,680 SQ.FT. (3.0 ac.)
5.	BASKETBALL AND HANDBALL COURTS WITH GREEN SPACE	11,638 SQ.FT. (0.27 ac.)*
6.	BASKETBALL COURT WITH STAND AND GREEN SPACE	18,854 SQ.FT. (0.43 ac.)*
7.	PARK SPACE AROUND GARAGE B	30,492 SQ.FT. (0.7 ac.)
8.	BASEBALL FIELD AND LITTLE LEAGUE BASEBALL FIELD WITH GREEN SPACE	209,088 SQ.FT. (4.8 ac.)*
9.	HARLEM RIVER ESPLANADE	58,370 SQ.FT. (1.34 ac.)

* NEW PARKLAND

TOTAL AREA : 1,218,582 SQ.FT. (27.97 ac.)

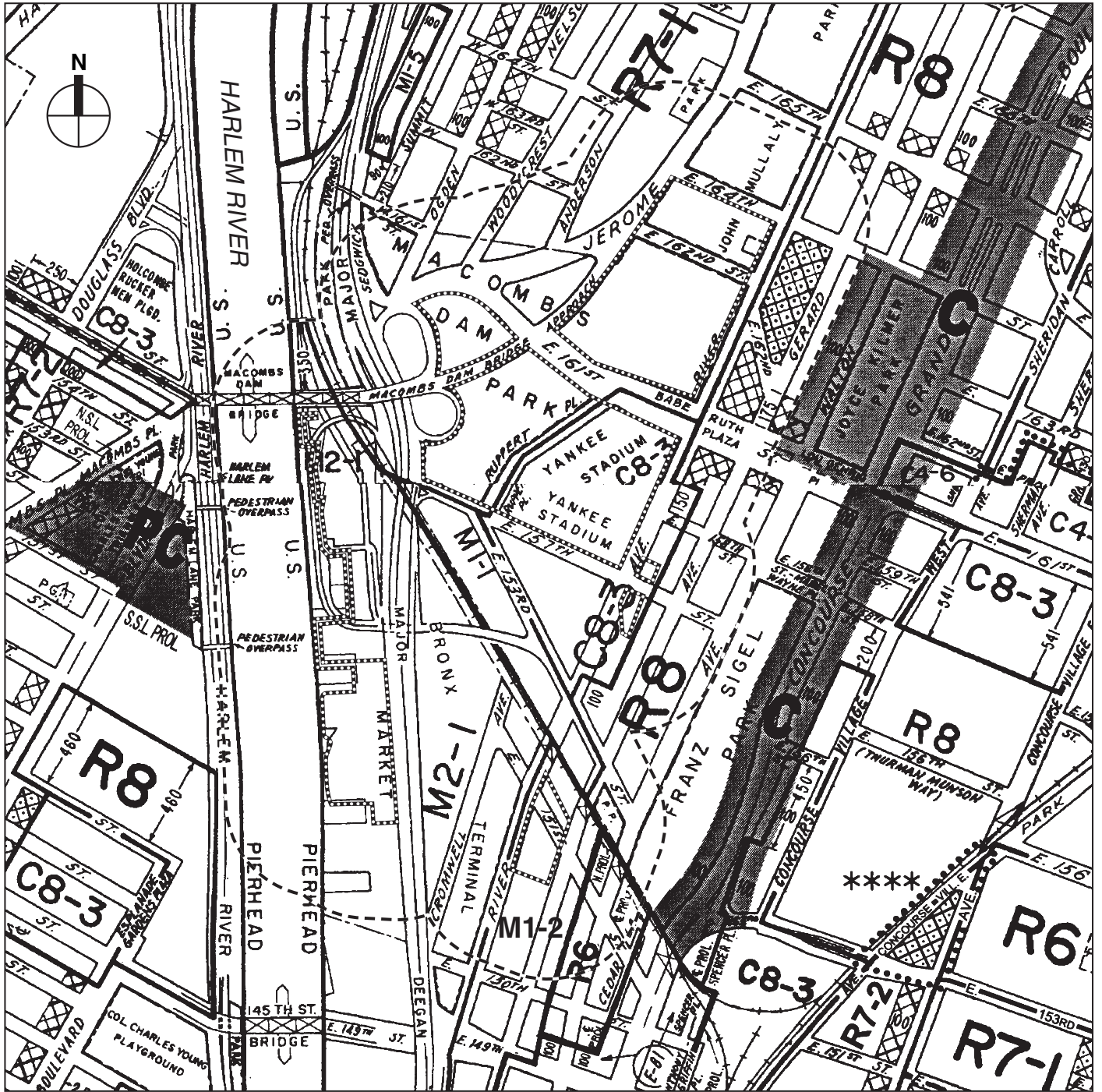
--- Project Area Boundary









- | | | | |
|--|--|--|---|
| | Project Area | | Institutional |
| | Study Area Boundary (1/4-Mile Perimeter) | | Baseball Stadium |
| | Residential | | Open Space |
| | Residential (with Ground Floor Retail) | | NYC Parkland, Parking Accessory to Park |
| | Hotels | | Industrial/Parking |
| | Commercial | | Vacant Parcel |
| | Office | | Vacant Building |
| | | | Under Construction |

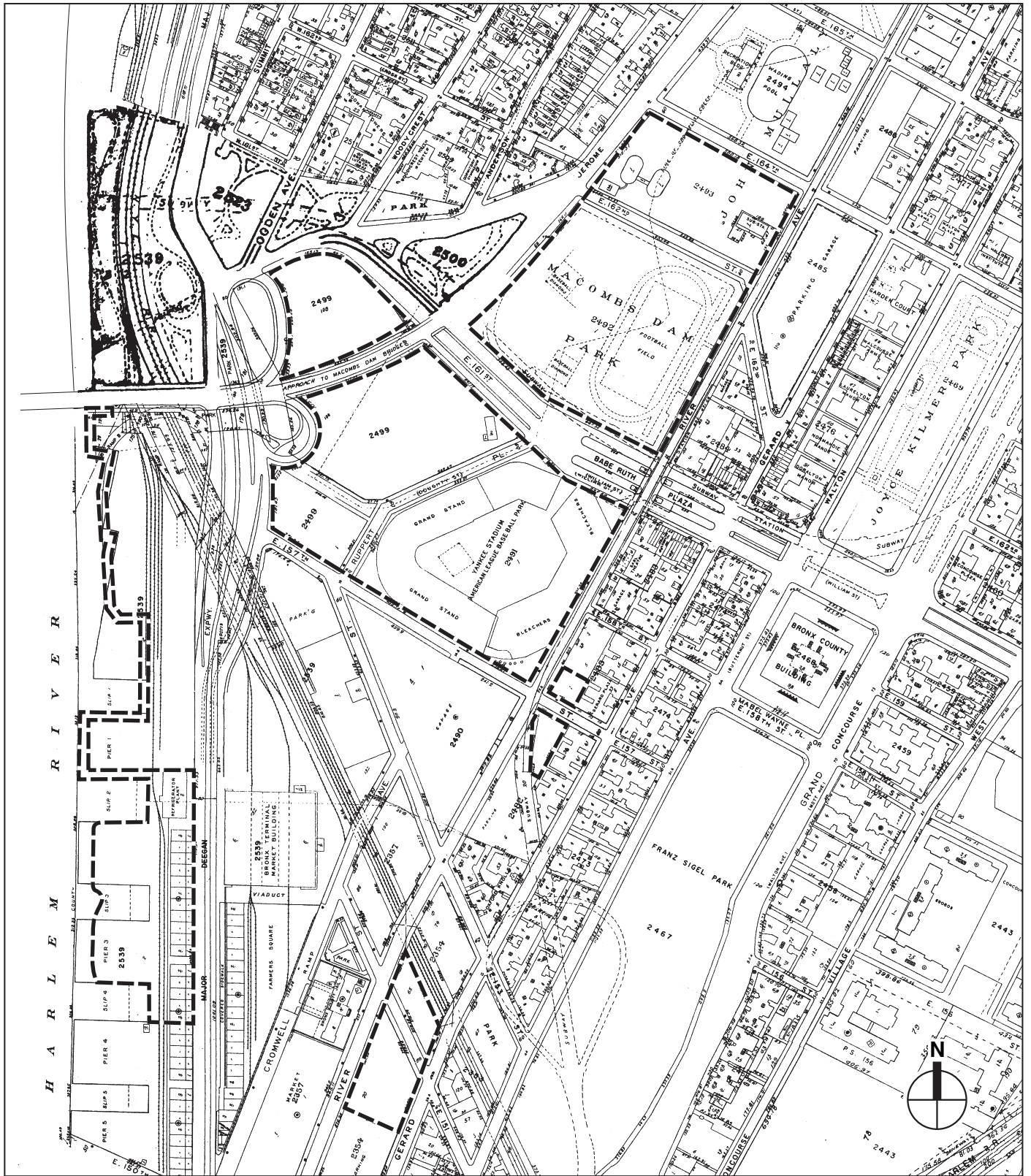
0 500 1000 FEET
SCALE





-  Project Area Boundary
-  Study Area Boundary (400-Foot Perimeter)
-  Zoning District Boundary
-  Special Purpose District
-  C1-2 Overlay
-  C2-4 Overlay

0 400 FEET
SCALE



H A R L E M R I V E R

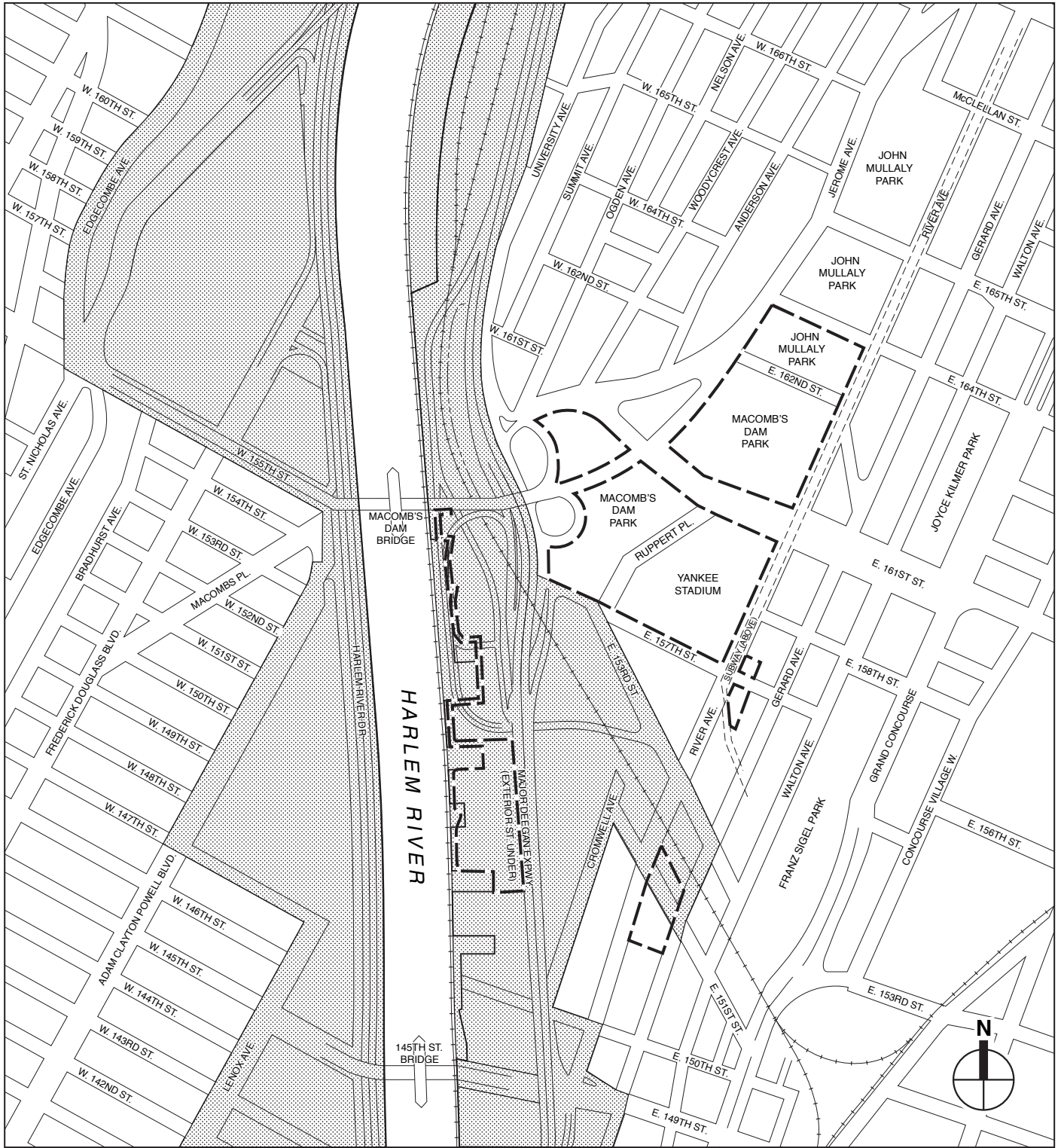
--- Project Area Boundary

0 1000 FEET
 SCALE



--- Project Area Boundary
A Proposed Parking Garage

0 400 800 FEET
 SCALE



- Project Area Boundary
- ▨ Coastal Zone

