

Finding of No Significant Impact

Modernization of the Silvio Mollo Federal Building

1 St. Andrews Plaza, New York New York

EAXX-023-00-002-1741265151

Introduction

This Final Environmental Assessment (EA) documents the environmental review of the proposed Modernization of the Silvio Mollo Federal Building project located in Lower Manhattan at 1 St. Andrews Plaza, New York, New York. The EA has been prepared by the U.S. General Services Administration (GSA) as the lead federal agency involved in this project. It has been prepared in accordance with the requirements of the National Environmental Policy Act (NEPA) of 1969 (42 USC §§ 4321- 4347), its implementing regulations, GSA Order ADM 1095.1F (Environmental Considerations in Decision-Making) and the GSA Public Building Service (PBS) NEPA Desk Guide.

GSA intends to design and construct a comprehensive building modernization project at the Silvio Mollo Federal Building (Mollo building). The current Mollo site contains a 10-story building with an additional below grade basement level. The building is connected by a secure bridge, at approximately the third-floor level, to the Thurgood Marshall U.S. Courthouse. The Thurgood building is also connected by bridge to the Metropolitan Correction Center (MCC) – the Federal prison serving Manhattan situated northeast of the Mollo building. The Mollo building footprint occupies of an area approximately 19,100 square feet in size and occupies almost completely Manhattan Block 159, Lot 60.

The Mollo Modernization Project will involve a complete renovation of the existing building, including life safety, mechanical, plumbing, electrical and HVAC components. The project will address structural and façade issues and include the construction of a new public entry pavilion (to replace the current structure).

Purpose and Need

The Mollo building's location provides key operational efficiencies for the USAO. This location provides the USAO with secure and immediate access to the Marshall courthouse and Daniel Patrick Moynihan U.S Courthouse (Moynihan courthouse) (Figure 3: Proximate Government Facilities). There is no other space that provides the USAO this same level of secure and immediate access to these facilities.

The Mollo building's systems are outdated, at risk for failure, and not in compliance with current codes and standards. Deferring the proposed work would result in the risk of encountering complicated and costly emergency repairs.

Tenant space, as currently configured, is inefficient and does not meet the needs of the USAO. The modernization of the Mollo building will eliminate and/or minimize these deficiencies.

The proposed project would conduct a comprehensive modernization of the Mollo building to address the following: structural deficiencies, outdated and failing mechanical and electrical distribution systems, needed structural and seismic improvements, security enhancements, and renovations to the USAO's workspace to meet its current design standards. The project includes the removal of any hazardous materials, including asbestos containing materials and lead-based paint.

The Mollo building, built in 1974, is not in compliance with current GSA building standards. The proposed project would bring the building up to current GSA building standards.

Description of Alternatives and the Proposed Action

The EA identifies the alternatives that were initially considered to address the project purpose and need and highlights the results of the evaluation. The EA describes three alternatives evaluated and screened based on their cost, functionality, and potential environmental impacts. The modernization alternative was then selected as the Proposed Action and carried forward for evaluation.

The alternatives carried forward for analysis in the EA include:

- No Action
- Complete rebuild and modernization of the existing Mollo building (proposed project).

The analysis of potential project-related environmental impacts is documented in the attached EA. Several resource categories were screened out for analysis because they were not present in the project area (e.g., wetlands, endangered species). Resources that could be affected by the project were evaluated in the EA and include: Archaeological and Architectural Resources; Demographics; Land Use and Zoning; Traffic, Parking and Pedestrian Circulation; Solid Waste and Hazardous Materials; and Construction Air Quality and Noise.

With the exception of the No-Action Alternative, the proposed project in the EA was analyzed and refined to reflect comments received during planning workshops and discussions held with project agencies and stakeholders.

Summary of the Environmental Assessment

The Environmental Assessment documents the environmental review of the proposed Modernization of the Mollo building. The Environmental Assessment has been prepared in accordance with the requirements of the National Environmental Policy Act (NEPA) of 1969 (42 USC §§ 4321- 4347), its implementing regulations, GSA Order ADM 1095.1F (Environmental Considerations in Decision-Making) and the GSA PBS NEPA Desk Guide, which all require GSA to consider the potential environmental impacts of a proposed action before making a decision regarding implementation of the action. The Environmental Assessment was prepared to help determine if the proposed action was a "major Federal action significantly affecting the quality of

the human environment”, and thus if there were a requirement to prepare an Environmental Impact Statement (EIS). The Environmental Assessment provides a detailed description of the No Action Alternative and the proposed project, and a description of environmental conditions present on and surrounding the project site, and an evaluation of the potential impacts to the natural and built environment that could result from proceeding with the proposed project.

Summary of Environmental Impacts and Methods to Mitigate Impacts

Street Trees: Any trees under the jurisdiction of New York City Department of Parks and Recreation (NYCDPR) that would be removed due to construction of the proposed project would be replaced in accordance with regulations stipulated by NYCDPR. Additionally, and construction work within 50 feet of a tree under NYCDPR jurisdiction would require a Tree Work Permit. Twenty new trees would be planted in the immediate vicinity of the Mollo building.

Construction Noise: Any required mitigation actions for noise will be taken by the construction contractor in accordance with the NYC Noise regulations. The contractor will be required to comply with the New York City Local Law 113 regarding construction noise management (except administrative requirements).

Rodents: The construction contractor may need to implement a specific vector (pest rodents) control plan. A project-specific rodent control program may need to be developed and implemented by the contractor

Air Quality:

Techniques to limit fugitive dust emission include the use of properly maintained construction equipment, the use of tarp covers on trucks transporting materials to and from the site, wetting of unpaved roadways, and prohibition of any burning of construction waste products on the site. To reduce or eliminate fugitive dust emissions, the construction contractor would utilize BMPs outlined above as well as wetting or covering exposed dirt, using chemical dust suppressants, planting proposed vegetation as soon as possible.

Stormwater Management: If more than 5000 square feet of ground is disturbed, the Project will comply with Section 438 of the Energy and Independence Security Act (EISA). Section 438, stormwater management requirements are meant to limit the offsite impacts of stormwater runoff. Impacts of concern include water pollution, environmental damage, and impacts on local infrastructure, as well as property loss and risk to public safety from flooding. Although GSA projects are encouraged to manage stormwater in ways that also reduce potable water usage, section 438’s purpose is to prevent non-point source stormwater runoff impacts.

During the construction phase an erosion and sediment control plan will be implemented. The purpose of the control plan is to prevent sediment-laden runoff from leaving the site and entering the combined sewer system. This control plan will include designating a stabilized construction entrance with acceptable material, providing a vehicle wash-down pad, silt fence or hay bales

around the limits of soil disturbance, and filter-fabric inserts in tributary downstream catch basins. Any potential impacts to stormwater conditions during construction would be minimized by the mitigation measures outlined above and BMPs. No significant impacts to stormwater conditions during construction are anticipated.

New York City Department of Environmental Protection (NYCDEP) sewer connection permit: The project would require a sewer connection permit from NYCDEP. As such, the stormwater capture system must comply with NYCDEP regulations.

New York City Department of Transportation (NYCDOT) maintenance and protection of traffic (MPT): The work would require disturbance to and closure of NYC sidewalks. As such, MPT plans for sidewalk closing and pedestrian traffic diversions would need to be developed and approved by NYCDOT prior to any work affecting sidewalks.

New York City Transit (NYCT) submission for construction proximate to subway infrastructure: The project would require construction activity within 200 feet of NYCT Subway infrastructure and would thus require a submission to NYCT.

Hazardous Materials: Adhesives, chemicals, roofing chemicals, paints, etc., will be stored and used in accordance with manufacturer's guidance and recommendations. Adhesives, chemicals, roofing chemicals, paints, etc., will be disposed of in accordance with all applicable rules and regulations.

Summary of Public Involvement

GSA conducted project scoping sessions with federal and local governmental agencies, and other interested parties. Scoping sessions were conducted via an internet meeting platform on May 12, 2021, and August 3, 2021. An additional virtual meeting for the 1 St. Andrews Plaza Neighborhood group was held on November 11, 2021. Invitees to these scoping sessions included representatives from federal and local government, including the U.S. Department of Justice, NYC Department of City Planning, NYCDOT, NYC Department of Citywide Administrative Services, NYCDPR, NYCDEP, NYC Department of Buildings, and the New York City Police Department (NYPD). Representatives from St. Andrew's Catholic Church (located at 20 Cardinal Place) also attended. Outreach was also conducted with representatives of the tenant and shareholders associations of Chatham Towers and Chatham Green, which are nearby residential apartments.

In an effort to solicit input from federal and New York City agencies during the planning phase of the project, GSA conducted weekly design progress meeting via virtual meetings. Representatives from federal and City agencies attending these meetings included those from NYPD, U.S. Marshalls Service, U.S. Courts, U.S. Department of Justice, and members of the design team.

The Draft EA was made available for public review and comment in English, Spanish, Traditional Chinese and Simplified Chinese at the GSA website ([Mollo Modernization Project | GSA](#)) and at the New York City Public Library Chatham Square Branch, located at 33 East Broadway in New York, NY (10002) and at the New York City Public Library New Amsterdam Branch, located at 9 Murray Street in New York, NY (10007). A Notice of Availability (NOA) for the Draft EA and public meeting was published in the New York Post (hardcopy and online) and sent to Manhattan Community Board 1 and Manhattan Community Board 3. The text of the NOA is provided in the Final EA.

The public review and comment period regarding the EA was from March 14 to April 13. A virtual meeting to inform the public about the project was held at 6:00 PM on Wednesday, March 20th, 2024. The virtual public meeting was conducted in English and breakout rooms provided real-time spoken interpretations in Cantonese, Mandarin and Fuzhounese. Comments on the Draft EA were accepted via email, the U.S. Postal Service, and oral and written comments were accepted during the public meeting. The virtual public meeting was attended by 10 members of the public. A total of eight (8) comments regarding the EA were received. A transcript of the meeting, as well as a record of the comments and GSA's response to the comments, is provided in Appendix A of the Final EA.

Conclusion

Based on the analyses documented in the EA, the Proposed Action is not expected to significantly affect the quality of the natural or man-made environment. A number of methods to mitigate any environmental impact of the proposed project were identified in the EA and summarized above. GSA will implement all of the mitigation steps set forth in the EA and this FONSI. In addition, it is expected that the act of routine compliance by GSA with Federal, state and local standards will provide an additional layer of protection from potential adverse impacts associated with this project.

Based on the findings of the EA, I have concluded that selection of the proposed project will not have a significant adverse impact on the natural or man-made environment. I have further concluded that selection of the alternative comprising the Modernization of the existing Silvio Mollo Federal Building best fulfills the purpose and need of the project while minimizing the effects on neighboring communities.

Finding of No Significant Impact

In accordance with the National Environmental Policy Act of 1969, 42 U.S.C. 432 et seq. (NEPA), the Council on Environmental Quality Regulations for Implementing NEPA (40 CFR 1500-1508), and the GSA PBS NEPA Desk Guide, I find that the project described in the Environmental Assessment for the Modernization of the of the Silvio Mollo Federal Building, 1 St. Andrews Plaza, New York, New York, dated March 2025, is not a major Federal action significantly affecting the quality of the human environment. Therefore, no Environmental Impact Statement will be prepared.

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Thomas W Burke
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RECOMMENDED: _____

3/13/2025

Thomas W. Burke
NEPA Program Manger
GSA Public Buildings Service

Date

DocuSigned by:
Maureen Lennon
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RECOMMENDED: _____

3/13/2025

Maureen Lennon
Director, Facilities Management Branch
GSA Public Buildings Service

Date

DocuSigned by:
Michael Gelber
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APPROVED: _____

3/13/2025

Michael Gelber
Regional Commissioner
Northeast and Caribbean Region
GSA Public Buildings Service

Date