NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

River Street LLC
c/o David Karnovsky
Fried, Frank, Harris, Shriver & Jacobson, LLP
One New York Plaza
New York, NY 10004

Re:	**River Ring (formerly River Street)**
CEQR No.	21DCP157K
ULURP No(s).	**Pending**
SEQRA Classification:	Type I
Brooklyn Community District:	1

Dear David Karnovsky,

Under City Environmental Quality Review, it is required that if the lead agency determines that proposed actions may have significant effect on the environment, it shall issue a Positive Declaration and request that the applicant prepare a Draft Environmental Impact Statement.

Based upon review, the Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has found that the proposed action falls within this category and that an Environmental Impact Statement (EIS) will be required. Accordingly, enclosed is the Positive Declaration for CEQR No. 21DCP157K, River Ring (formerly River Street). A public scoping meeting has been scheduled for Monday, April 26, 2021, and in support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. The public meeting will be starting at 2:00 pm. Written comments will be accepted by the lead agency through Thursday, May 6, 2021. Enclosed are the Environmental Assessment Statement, Positive Declaration, Draft Scope of Work, and Public Notice of a Scoping Meeting.

Sincerely,

Olga Abinader, *Director*

March 22, 2021
Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Eric L. Adams, Brooklyn Borough President
Brooklyn Community Board

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DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

March 22, 2021

POSITIVE DECLARATION

Project Identification
River Ring (formerly River Street)
CEQR No. 21DCP157K
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway
New York, NY 10271
Contact: Olga Abinader
(212) 720-3493

Name, Description and Location of Proposal:

River Ring (formerly River Street)

The Applicant, River Street Partners LLC, is requesting discretionary actions to facilitate a new mixed-use development with waterfront open space on a zoning lot to be comprised of Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20, and 21; Block 2376, Lot 50; and portions of Metropolitan Avenue and North 1st Street (collectively known as the "Proposed Development Site"). The Proposed Development Site comprises approximately 395,890 square feet (sf) of lot area and is bounded to the North by North 3rd Street, to the east by River Street and property owned by New York Power Authority (NYPA), to the south partially by North 1st Street and partially by Grand Ferry Park, and to the west by the US Pierhead Line in the East River. The Proposed Development Site is currently vacant. The Project Area (a.k.a. proposed rezoning area) also includes two non-Applicant owned blocks to the east of the Proposed Development Site (Blocks 2356 and 2362).

The Proposed Actions would facilitate new construction on the Applicant's Proposed Development Site that would contain approximately 1,250 units, of which 313 units (25%) would be affordable, 50,000 gross square feet (gsf) of community facility space (a community center), 83,000 gsf of commercial space (including 60,000 gsf of office and 23,000 gsf of local retail), and approximately 250 accessory parking spaces, as well as approximately 3.1 acres of new public open space (plus 2.32 acres of accessible in-river space and 0.86 acres of intertidal area). The Proposed Development would be comprised of two mixed-use towers, with all components expected to be complete and operational by 2027.

Development of the Proposed Project requires approvals from the City Planning Commission (CPC) for the following discretionary actions:

- City Map Change to demap, discontinue, close and, as necessary, dispose of segments of Metropolitan Avenue and North 1st Street to the west of River Street;
- Landfill of approximately 4,468 sf to create open area as part of the waterfront public space;
- Zoning Map Amendment to rezone the Project Area from an M3-1 district to C6-2 and M1-4 districts;
- Zoning Text Amendment to a) establish the portion of the Project Area to the west of River Street as an MIH area; b) allow, as part of a Large Scale General Development ("LSGD"), structures located in the seaward portion of the zoning lot comprising the Proposed Development Site that are accessible and enjoyable by the public, as well as allow such structures, as necessary , to generate floor area, provided, provided that the total distribution of floor area is limited to the floor area generated by existing piers and platforms within the seaward portion of the zoning lot;
- Zoning Authorizations to a) modify requirements for location, area and minimum dimensions of waterfront public access areas and visual corridors pursuant to 62-822(a); b) modify requirements within waterfront public access areas pursuant to 62-822(b); and c) allow for a phased development of waterfront public access areas pursuant to 62-822(c);
- Zoning Certification pursuant to 62-811 with respect to compliance with waterfront public access and visual corridor requirements, as modified by the Zoning Authorizations;
- Zoning Special Permit for a LSGD to modify certain bulk regulations pursuant to 74-743, allow for structures located in the seaward portion of the zoning lot comprising the Proposed Development Site that are accessible and enjoyable by the public, and allow such structures, as necessary, to generate floor area; and
- Zoning Special Permit pursuant to 74-532 to reduce the parking requirements for accessory group parking facilities in a Transit Zone.

Implementation of the proposed actions would require review and approval of the discretionary action pursuant to the City's Uniform Land Use Review Procedure (ULURP). DCP is acting as lead agency on behalf of the CPC and is conducting a coordinated environmental review under the City Environmental Quality Review (CEQR) process.

The analysis year for the Proposed Actions is 2027.

Statement of Significant Effect:
On behalf of the City Planning Commission (CPC), the Department of City Planning has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a significant adverse effect on the environment as detailed in the following areas, and that an environmental impact statement will be required:

> The Proposed Actions may result in significant adverse impacts related to: land use, zoning, and public policy; socioeconomic conditions; community facilities; open space; shadows; historic and cultural resources (architectural); urban design and visual resources; natural resources; hazardous materials; water and sewer infrastructure; transportation, air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction
>
> The Proposed Actions would not result in significant adverse impacts related to: historic and cultural resources (archaeological); and solid waste and sanitation services and energy.

Supporting Statement:

The above determination is based on an Environmental Assessment Statement prepared for the Proposed Actions which finds that:

1. Land Use, Zoning, and Public Policy - The Proposed Actions include zoning map and text

amendments, Large Scale General Development (LSGD) special permits, and waterfront zoning certification/authorizations, which would affect regulations and policies governing land use within the 437,770 sf (10-acre) Project Area in the Williamsburg neighborhood of Brooklyn Community District 1. In addition, several public policies are applicable to the Project Area and surrounding area, including the Waterfront Revitalization Program (WRP), Zoning for Coastal Resiliency, Housing New York, The Mayor's Office Climate Resilience Guidelines, NYC Parks' Designing and Planning for Flood Resiliency, and the City's sustainability goals outlined in PlaNYC/OneNYC. Therefore, consistent with 2020 CEQR Technical Manual guidance, an assessment of land use, zoning, and public policy is warranted, and will be provided in the EIS, as described in the Draft Scope of Work.

2. Socioeconomic Conditions – The Proposed Actions would facilitate the construction of a net increment of 1,250 new residential units, which would exceed the CEQR Technical Manual threshold of 200 units for assessing the potential indirect effects of a project. Therefore, an assessment of indirect residential displacement will be provided in the EIS, as described in the Draft Scope of Work.
3. Community Facilities – The Proposed Actions would result in the addition of approximately 1,250 new residential units to the area, which according to the CEQR Technical Manual, exceeds the threshold in Brooklyn for a detailed analysis of elementary and intermediate schools, libraries, and early childhood programs., Thus, a detailed analysis will be provided in the EIS. Since the proposed actions will not (a) introduce a sizeable new neighborhood where one has not previously existed, or (b) displace or alter a hospital or public health clinic, fire protection services facility, or police station, a detailed analysis of police/fire and health care services is not warranted, however, for informational purposes, a description of existing police, fire, and health care facilities serving the Project Area will be provided in the EIS.
4. Open Space – The proposed rezoning area is partially within a "well-served area" for public open space as defined by the CEQR Technical Manual. . As the Proposed Actions would introduce 2,925new residents to the area, this would exceed the CEQR Technical Manual thresholds requiring a detailed analysis. Therefore, an open space assessment for the residential population generated by Proposed Actions is warranted and will be provided in the EIS.
5. Shadows – The Proposed Actions would permit development of buildings greater than 50 feet in height, some of which would be located in the vicinity of sunlight sensitive resources (e.g., Grand Ferry Park, Domino Park and the East River, etc). Therefore, the Proposed Actions have the potential to cast new shadows on nearby open spaces. As such, an analysis of the new buildings' potential to result in shadow impacts on sunlight sensitive resources is warranted and will be included in the EIS.
6. Historic and Cultural Resources – While the Proposed Actions are expected to result in an increase in ground disturbance in the project area, the applicant has received a letter from LPC indicating that the tax lots have no archaeological significance. The project is located, however, across North 3rd Street from the S/NR-listed and LPC-eligible Austin Nichols & Co. Warehouse at 184 Kent Avenue, and is within 400 feet of the S/NR-eligible Grand Street Historic District and the Warehouse at 67-73 Metropolitan Avenue. Therefore, an assessment of historic architectural resources will be provided in the EIS. .
7. Urban Design and Visual Resources – The Proposed Actions and subsequent development within the Project Area could result in physical changes to the proposed rezoning area beyond the bulk and form currently permitted as-of-right. These changes could affect a pedestrian's experience of public space, requiring an urban design assessment. The Project Area is also located within 400-feet of listed and/or eligible architectural resources, which are considered potential visual resources. Therefore, a preliminary assessment of urban design and visual resources will be provided in the EIS.
8. Natural Resources – According to the CEQR Technical Manual, a natural resources assessment may be appropriate if a natural resource is present on or near the site of a project, and the project would, either directly or indirectly, cause a disturbance of that resource. As the Proposed Development Site is located along the East River, and the proposed waterfront

open space would entail in-water work, a natural resources assessment is warranted for the Proposed Actions, and will be provided in the EIS.

9. Hazardous Materials – An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment is anticipated. Therefore, the EIS will include an assessment of hazardous materials on the Proposed Developments Site.
10. Water and Sewer Infrastructure – For the Proposed Actions, an analysis of water supply is not warranted because the RWCDS would result in a demand of less than one million gallons per day compared to the No-Action condition. It is estimated that the RWCDS associated with the Proposed Actions would use a maximum net total of approximately 336,888 gallons of water per day (gpd). For wastewater and stormwater conveyance and treatment, a preliminary assessment of wastewater and stormwater treatment is warranted and will be provided in the EIS, because the Proposed Actions would result in a net increase of more than 400 residential units compared to No-Action condition.
11. Solid Waste and Sanitation – The Proposed Actions would not result in a substantial increase in solid waste production that would overburden available waste management capacity and would not result in solid waste generation greater than the threshold of 50 tons per week. Therefore, no significant adverse impacts related to Solid Waste and Sanitation are expected and further analysis will not be provided in the EIS.
12. Energy – Although significant adverse energy impacts are not anticipated for the Proposed Actions, the EIS will disclose the projected amount of energy consumption during long-term operation resulting from the Proposed Actions, as this information is required for the assessment of Greenhouse Gas Emissions.
13. Transportation – The Proposed Actions would generate additional vehicular, pedestrian, and transit trips and could result in excess parking demand. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to transportation.
14. Air Quality – The Proposed Actions would require an air quality analysis including both mobile and stationary sources (including industrial and/or large emission source analyses). The air quality chapter of the EIS will include both mobile and stationary source analyses. As the proposed development will provide a new accessory parking garages, the effects of CO emissions from parking vehicles will be analyzed. In addition, the projected developments would use fossil fuels for heat and hot water systems. Therefore, an assessment of air quality will be provided in the EIS. The air quality assessment will consider the potential impacts on air quality from CO emissions from parking vehicles, as well as heat and hot water systems, and from existing industrial uses and large emission sources in the surrounding area on the new development resulting from the Proposed Actions.
15. Greenhouse Gas Emissions (GHG) – The proposed could exceed 350,000 sf, and therefore a GHG assessment will be provided in the EIS. As a GHG emissions analysis will be provided in the EIS, the Proposed Actions and associated RWCDS's energy consumption will be calculated and provided in the EIS. Based on the Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Maps (FIRMs), portions of the proposed rezoning are located within the 100- and 500-year flood zones and is also located beyond the 2020s and 2050s 100- and 500-year projections. Therefore, the proposed rezoning area is susceptible to storm surge and coastal flooding, and an assessment of climate change is warranted and will be provided in the EIS.
16. Noise – A detailed noise analysis will be included in the EIS, because the Proposed Actions would result in additional vehicle trips to and from the proposed rezoning area as well as introduce new sensitive receptors to the area. Building attenuation required to provide acceptable interior noise levels for the Projected Development Sites will also be examined and discussed in the EIS.
17. Public Health – As none of the relevant analyses that typically determine the need for a Public Health Assessment have been completed yet the potential for an impact in these analysis areas, and thus potentially to public health, cannot be ruled out at this time. Should the technical analyses conducted for the EIS indicate that significant unmitigated adverse impacts would occur in the areas of air quality, water quality, hazardous materials, or noise, then an assessment of public health will be provided in the EIS.

18. Neighborhood Character – The proposed action could affect land use, zoning, and public policy, urban design and visual resources and historic and cultural resources, and consequently, the Proposed Actions could have the potential to result in significant adverse impacts related to the affected area's neighborhood character as a result, a Neighborhood Character analysis will be provided in the EIS.
19. Construction – A preliminary assessment will be provided to evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors of the proposed actions. If the preliminary assessments indicate the potential for a significant impact during construction, a detailed construction impact analysis will be undertaken and reported in the EIS.

Public Scoping:

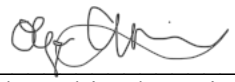
The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Monday, April 26, 2021 at 2:00 PM. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit the NYC Engage site, https://www.nyc.gov/engage.

Written comments will be accepted through Thursday, May 6, 2021.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Evren Ulker-Kacar, AICP, at (212) 720-3493.



Olga Abinader, Director
Environmental Assessment and Review Division
New York City Department of City Planning

March 22, 2021
Date