RECEIVED
MAY 13 2005
CENTRAL INTAKE
DEPT. OF CITY PLANNING

# City Environmental Quality Review
# ENVIRONMENTAL ASSESSMENT STATEMENT
## PART I, GENERAL INFORMATION

**Reference Numbers**

1.

05DCP080Q

CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY) | BSA REFERENCE NO. IF APPLICABLE

ULURP REFERENCE NO. IF APPLICABLE | OTHER REFERENCE NO.(S) IF APPLICABLE (E.G. LEGISLATIVE INTRO, CAPA, ETC.)

RECEIVED
MAY 25 2005
OFFICE OF ENVIRONMENTAL COORDINATION

**Lead Agency & Applicant Information**
PROVIDE APPLICABLE INFORMATION

| 2a. Lead Agency | 2b. Applicant Information |
|---|---|
| NYC Department of City Planning | Terra Cotta, LLC |
| NAME OF LEAD AGENCY | NAME OF APPLICANT |
| Robert Dobruskin | David Paget<br>Sive, Paget & Riesel, PC |
| NAME OF LEAD AGENCY CONTACT PERSON | NAME OF APPLICANT'S REPRESENTATIVE OR CONTRAT PERSON |
| 22 Reade Street 4E | 460 Park Avenue |
| ADDRESS | ADDRESS |
| New York, New York 10007 | New York, New York 10153 |
| CITY STATE ZIP | CITY STATE ZIP |
| (212) 720-3423 (212) 720-3495 | (212) 421-2150 (212) 906-9032 |
| TELEPHONE FAX | TELEPHONE FAX |
| rdobrus@planning.nyc.gov | dpaget@sprlaw.com |
| EMAIL ADDRESS | EMAIL ADDRESS |

**Action Description**
SEE CEQR MANUAL SECTIONS 2A &2B

3a. NAME OF PROPOSAL Silvercup West

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 ACTIONS(S) AND APPROVAL(S):

The Proposed Action comprises an amendment of the zoning map for Block 477, Lots 7, 13, 15, 20, 24, 49, and 70 from the existing M1-4 district designation to a Special Mixed-Use (MX) district (M1-5/R10), plus related City Planning Commission and Board of Standards and Appeals actions (detailed hereafter) to permit development of an approximately 2.77 million gross-square-foot mixed-use development on Block 477, Lots 13, 15, 20, and 24, in Long Island City, Queens Community Board 2. The anticipated Project Build Year is 2009; it is expected that construction would take three years (36 months). Approval of Special Permits from the Board of Standards and Appeals is also being sought for development of a public health club.

The Preferred Development Program for the proposed mixed-use development would be comprised of the following uses:

- Residential – approximately 1,045,000 gross square feet.
- Television and Film Production Studios – approximately 347,000 gross square feet
- Office – approximately 655,000 gross square feet
- Retail – approximately 77,000 gross square feet
- Museum and/or Other Cultural or Community Facilities – approximately 131,000 gross square feet
- Health Club – approximately 43,000 gross square feet
- Catering – approximately 45,000 gross square feet (approximately 1,000 seats)
- Loading/Parking – approximately 434,000 gross square feet (approximately 1,400 accessory parking spaces)

The Proposed Action would provide a 500-foot-long continuous publicly-accessible esplanade, view corridor, and upland connector leading to the esplanade; and provide approximately 1,400 accessory parking spaces. The Proposed Action would also include reestablishment of the bulkhead along the site's western boundary (East River) and unless accomplished earlier, removal and relocation of the New York City Department of Sanitation open storage of de-icing salt and sand (located on 43rd Avenue, adjacent to the site on the south). In connection with the proposed project, but not subject to any action by the City Planning Commission, the mixed-use development would retain the existing 3,000 gsf New York City landmark New York Architectural Terra Cotta Company Building.

There are three potential variations to the Preferred Development Program, in which the office space is replaced by an equivalent amount of residential space ("Variation 1: Residential"), the cultural facilities are replaced by an equivalent amount of studio uses ("Variation 2: Studio"), and in which the office space is replaced by an equivalent amount of residential space and the cultural facilities are replaced by an equivalent amount of studio uses ("Variation 3: Residential and Studio"). In all cases, the development would be subject to a restrictive declaration, which would result in the same bulk and building envelope in the Preferred Development Program and the three variations. The Preferred Development Program and each of the three variations would all provide approximately 1,400 accessory parking spaces and publicly accessible open space, the reestablishment of the bulkhead along the western boundary of the Project Site, and, although not subject to any action by the CPC, the restoration of the New York Architectural Terra Cotta Company building on Lot 20 within the Project Site.

As discussed under Required Actions and Approvals, the Proposed Action will require Special Permits from the CPC and other discretionary public actions. The Special Permits will delineate, among other things, the three items listed below, which will also be included within a Restrictive Declaration, described below, against the Project Site. The difference would be that the Restrictive Declaration will apply with or without use of the Special Permits. The Special Permits would only govern if it is used to:

- Provide an envelope within which the project's bulk could be arranged. The envelope will define (a) the maximum heights (inclusive of permitted obstructions) of each portion of the main roof and the towers, (b) the maximum outside dimensions in plan at each height, (c) and the minimum dimensions between the exterior walls of the building and the lot lines of its zoning lot.
- Delineate zones within which pedestrian and vehicular ingress to and egress from the building could be located and zones within which curb cuts or drop-off lanes could be located.

In addition, the Special Permits will contain a generalized layout of the ground floor levels of the building, including uses in the building fronting on the streets, the Esplanade, and the Upland Connection, and a roof plan, indicating areas of public access. The Special Permits will contain drawings of the accessory garage, showing reservoir spaces, attendant's booth location, and zones of ingress and egress; and zoning calculations including plans, sections, and elevations. The Special Permits will not contain the landscaping or treatment of private open spaces on the roof.

To ensure that the project as constructed is within the building envelope shown on the drawings approved by the CPC and the City Council pursuant to ULURP, that access to the project is essentially at the locations analyzed in the EIS, and that the mix of uses in the project is substantially consistent with either the Preferred Development Program or one of the three variations described, the project sponsor will, at the time all land use-related actions required to authorize the project's development are approved, execute and record against the Project Site a Restrictive Declaration that would:

- Provide design standards and requirements, and an envelope within which the Project's bulk would be arranged, regardless of whether the Project is developed pursuant to the Special Permits. The envelope will define (a) the maximum heights (inclusive of permitted obstructions) of each portion of the main roof and the towers, (b) the maximum outside dimensions in plan at each height, (c) and the minimum dimensions between the exterior walls of the building and the lot lines of its zoning lot.
- Delineate zones within which pedestrian and vehicular ingress to and egress from the building could be located and zones within which curb cuts or drop-off lanes could be located.
- Require that the Project be developed substantially in accordance with the Preferred Development Program or one of the three variations.
- Describe for each variation any required mitigation measures for which the project sponsor will be responsible and the time by which those measures are required to be implemented.

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

The Proposed Action would allow Silvercup Studios, the east coast's largest production studio facility, to expand and enhance its film and television production operations in Long Island City. The expanded production studios would increase employment, enhance opportunities in one of New York City's key industries, and help to further establish New York City as the east coast's premiere location for film and television production. The Proposed Action would also provide for an appropriate mix of uses on the Queens waterfront and improve access to the water, consistent with New York City's goals for waterfront development.

The proposed Project Site would have public waterfront access. Consistent with New York City's plan to revitalize its waterfront, the proposed residential, commercial, cultural, and recreational uses would create activity throughout the day and week, bringing new life to this section of western Queens. Silvercup West would serve as an activity center that draws people to the waterfront, supporting New York City efforts to connect Queens Plaza to the East River.

## Required Action or Approvals

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

4. CITY PLANNING COMMISSION ☒ Yes ☐ No

☒ Change in City Map (see below) ☐ Zoning Certification ☐ Site Selection – Public Facility
☒ Zoning Map Amendment ☐ Zoning Authorization ☐ Disposition – Real Property ☐ Franchise
☒ Zoning Text Amendment ☐ Housing Plan & Project ☐ UDAAP ☐ Revocable Consent ☐ Concession
☐ Charter 197-a Plan
☒ Zoning Special Permit, specify type: See descriptions below

☐ Modification of
☐ Renewal of
☒ Other: See below.

**Zoning Special Permits:**

- Special Permit pursuant to Section 13-561 for an accessory off street parking garage;
- Special Permit pursuant to Section 123-90 to modify sign regulations; and
- Special Permit pursuant to Section 62-736 to modify Section 62-341 (C) 1, 2, 4, 5 and 6 on waterfront blocks.

**Other:**

- Change in City Map due to proposed raising of grade of 43rd Avenue between Vernon Boulevard and the East River;
- Certification pursuant to Section 62-711 that a Site Plan has been submitted showing compliance with the provisions of Section 62-80.
- Authorization pursuant to Section 62-722 to modify waterfront public access and visual corridor design requirements of Section 62-60; and
- Authorization pursuant to Section 13-553 to permit curb cuts on a wide street.
- Permit for a physical cultural or health establishment; and
- New York State Department of Environmental Conservation (NYSDEC) Wetlands Permit (6 NYCRR Part 661) and potential Protection of Waters Permit (6 NYCRR Part 608) and potential US Army Corps of Engineers Permit (Rivers and Harbors Act of 1899).

5. UNIFORM LAND USE PROCEDURE (ULURP) ☒ Yes ☐ No

6. BOARD OF STANDARDS AND APPEALS ☒ Yes ☒ No

☒ Special Permit ☒ New ☐ Renewal Expiration Date
☐ Variance ☒ Use ☐ Bulk
Specify affected section(s) of Zoning Resolution Section 73-36 for a physical, culture, or health establishment

7. DEPARTMENT OF ENVIRONMENTAL PROTECTION ☐ Yes ☒ No

☐ Title V Facility ☐ Power Generation Facility ☐ Medical Waste Treatment Facility

8. OTHER CITY APPROVALS ☒ Yes ☐ No

☐ Legislation ☐ Rulemaking; specify agency:
☐ Construction of Public Facilities ☐ Funding of Construction, Specify ☐ Funding of Programs, Specify
☐ Policy or plan ☐ Permits, Specify:
Other, explain: Building permits

9. STATE ACTIONS/APPROVAL/FUNDING ☒ Yes ☐ No

If "Yes" identify NYS DEC Wetlands Permit, potential NYS DEC Protection of Waters Permit

10. FEDERAL ACTIONS/APPROVALS/FUNDING ☒ Yes ☐ No

If "Yes," identify Potential US Army Corps of Engineers Section 10 Permit

11a. ☐ Unlisted; or ☒ Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 OF 1977, as amended). 617.4(b)(6)(v)
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: Development projected over three years
Anticipated completion date: 2009
Would the proposal be implemented in multiple phases? ☐ Yes ☒ No ☐ NA.
Number of phases:
Describe phases and construction schedule:

## Directly Affected Area

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

13a. LOCATION OF PROJECT SITE

42-20 Vernon Blvd.
STREET ADDRESS

The area in Queens bounded on the west by the East River, on the north by the Queensboro Bridge, on the east by Vernon Boulevard and on the south by 43rd Avenue.
DESCRIPTION OF PROPERTY BY BOUNDING OR *CROSS STREETS*

M1-4 — 9B
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY — ZONING SECTIONAL MAP NO.

Block 477, Lots 13, 15, 20 and 24 — Queens — 2
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: 261,368 SQ. FT.

PROJECT SQUARE FEET TO BE DEVELOPED: 172,507 SQ. FT. (Total building footprint)

GROSS FLOOR AREA OF PROJECT: 2,771,551 SQ. FT.

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED N/A

IN THE NUMBER OF UNITS, SQ. FT. OR OTHER APPROPRIATE MEASURE: _____ % OF _____

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE:

600' (1 res. tower) HEIGHT 441' (base bldg.) WIDTH 457' (base bldg.) LENGTH

LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE: The site has an approximate 491-foot frontage on Vernon Blvd.

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.

# PART II, SITE AND ACTION DESCRIPTION

## Site Description

**EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOSING QUESTIONS WITH RE-GARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CON-SISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTORLS.**

1. **GRAPHICS** Please attach: (1) a Sanborn or other land use map; (2) a zoning map; and (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 8½ x 14 inches in size.

The proposed rezoning action would encompass the area depicted in Figure EAS-1. The existing land use is shown in Figure EAS-2 and the existing zoning map is shown in Figure EAS-3. The proposed zoning amendment is indicated in Figure EAS-4. This would increase the permitted density; change height and setback requirements; modify parking and loading requirements; and provide for uses that are not currently allowed as-of-right. The map amendment would apply to Block 477, Lots 7, 13, 15, 20, 24, 49, and 70. Figure EAS-5 presents the existing tax map.

2. **PHYSICAL SETTING** (both developed and undeveloped areas)

Total directly affected area (Sq. ft.): 261,380 Water surface area (sq. ft.): 0
Roads, building and other paved surfaces (sq. ft.): 0 Other, describe (sq. ft.) N.A.

The area to be rezoned is bounded on the west by the East River, on the north by the Queensboro Bridge, on the east by Vernon Boulevard and on the south by 43rd Avenue. The project site is composed of four lots: Block 477, Lots 13, 15, 20, and 24.

3. **PRESENT LAND USE** The project area is currently zoned for light manufacturing (M1-4)

The project area is composed of seven lots. Current use of these lots is as described below:

- Lot 7 – Vacant
- Lot 13 – Vacant
- Lot 15 – Vacant
- Lot 20 – Occupied by the landmark former Terra Cotta Company office building. (This building is currently vacant but secured.)
- Lot 24 – NYPA power generation facility (temporary)
- Lot 49 – Vacant
- Lot 70 – Vacant

Figure EAS-2 depicts the land uses within one-half mile of the rezoning area.

Residential

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 _____ Gross floor area of each building (sq. ft.): _____
Specify type(s): _____ No. of stories and height of each building: _____

Manufacturing/Industrial
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
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: Lots 13 and 15 are vacant.

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

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

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

4. **EXISTING PARKING** None
Garages
No. of public spaces: _____ No. of accessory spaces:_____
Operating hours: _____ Attended or non-attended?_____

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.

5. **EXISTING STORAGE TANKS**
Gas or service stations? ☐ Yes ☒ No Oil storage facility? ☒ Yes ☐ No Other? ☐ Yes ☐ No
If yes, specify: NYPA-site fuel tanks will be removed when the facility is relocated (independent of Proposed Action)
Number and size of tanks: _____ Last NYFD inspection date:_____
Location and depth of tanks: _____

6. **CURRENT USERS**
No. of residents: 0 No. and type of business: power generation facility (temporary)
No. and type of workers by businesses: <10 (NYPA) No. and type of non-residents who are not workers: 0

**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 area, lots abutting that area, lots along the same blockfront or directly across the street from the same block front, 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 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; New York City landmark Terra Cotta Company building is located within the rezoning area on Lot 20. This 1892 structure is also listed on State and National Registers of Historic Places. The Queensboro Bridge, bordering the rezoning area to the north, is also a City, State, and Federally listed landmark.
(b) is within a designated New York City Historic District;
(c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places;
(d) is within a New York State or National Register Historic District; or
(e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places?

Identify any resource: 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.

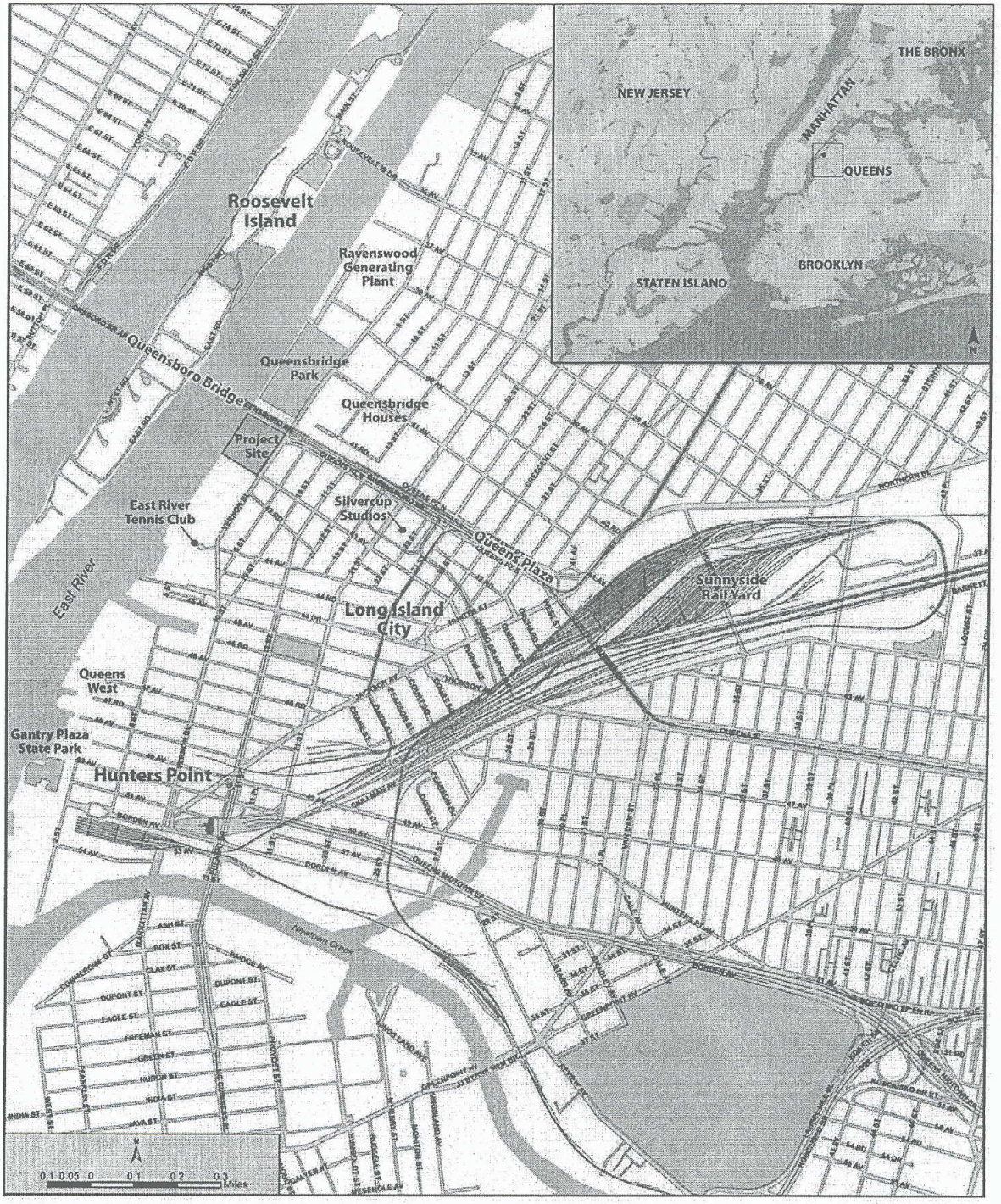



**FIGURE EAS-1**
**PROJECT LOCATION**




**FIGURE EAS-2**
**EXISTING LAND USES**

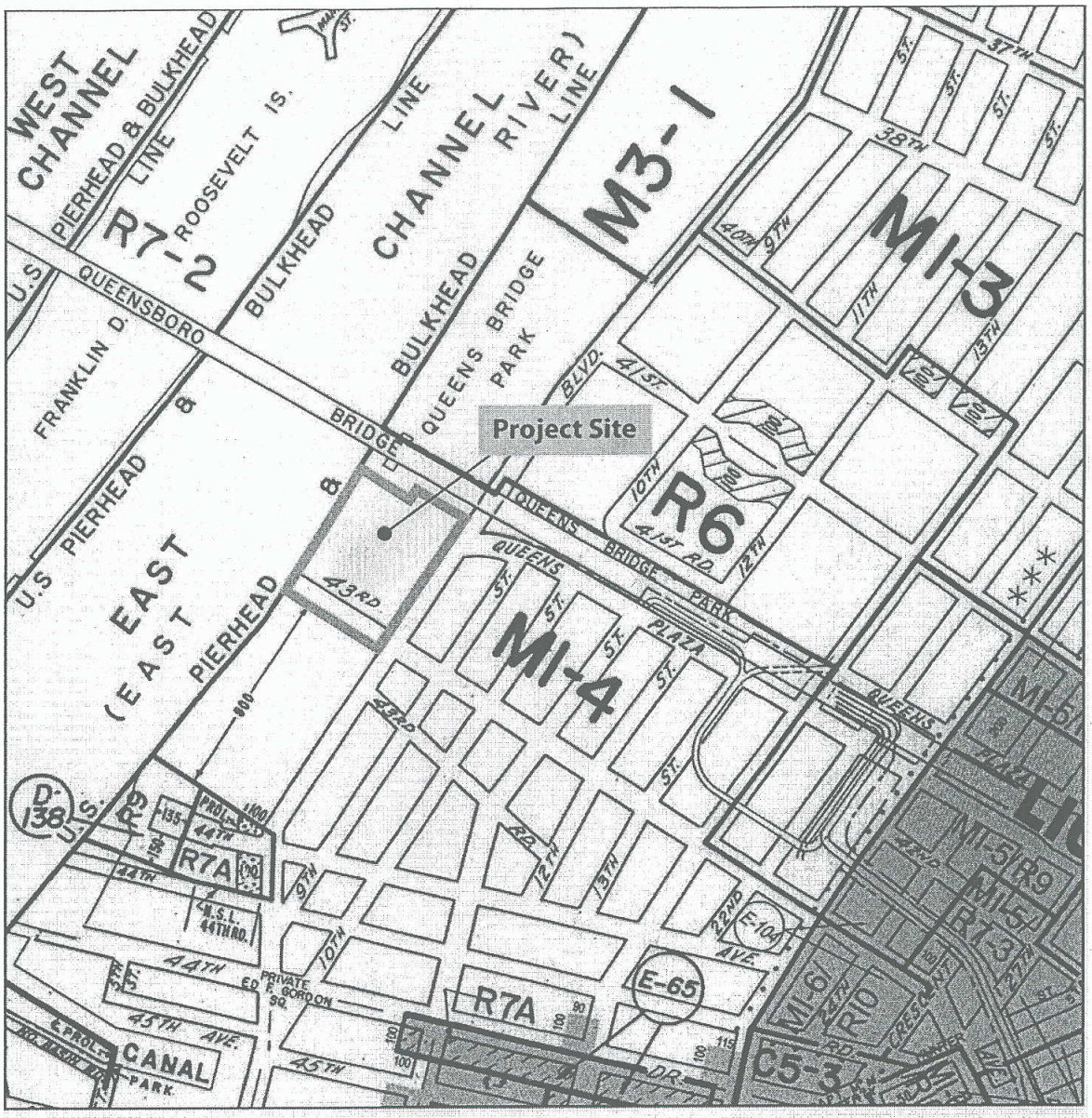
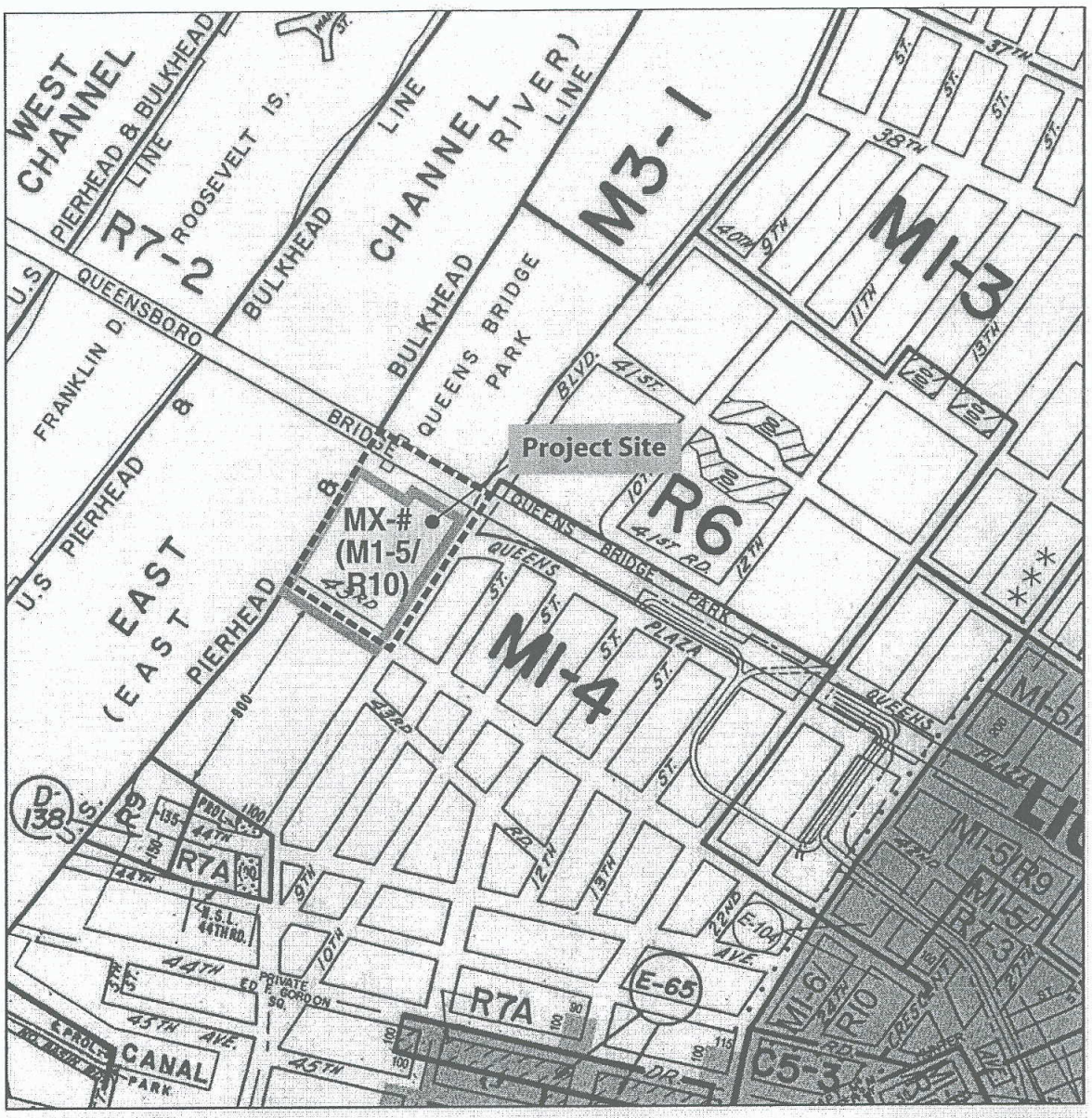



**FIGURE EAS-3**
**EXISTING ZONING**




300 0 300 600 900 FEET

N

Source: NYC Zoning Resolution, 2004

*Commercial Overlay Districts*

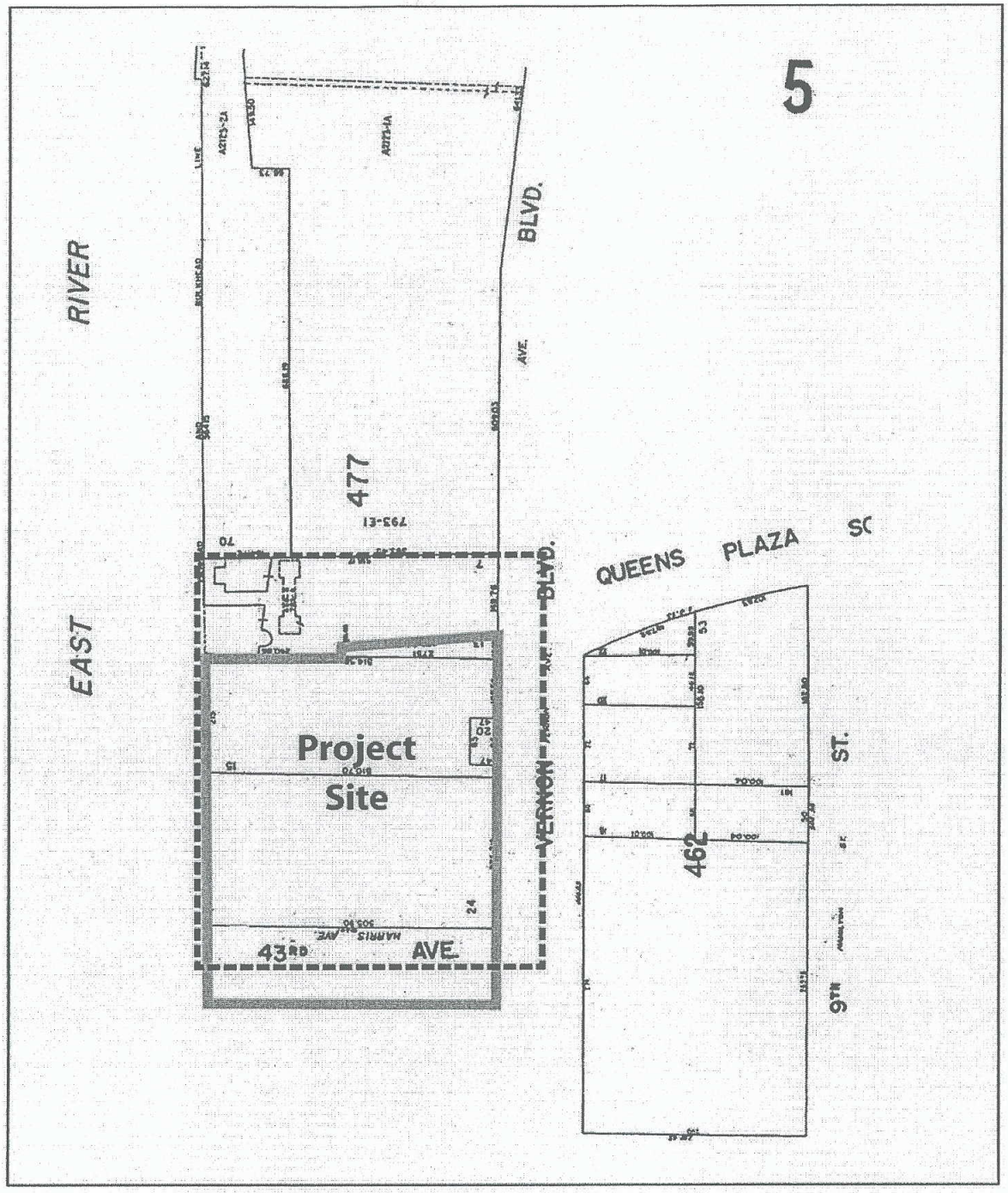
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

*Project Site*

*Proposed Zoning District Boundary*

*Special Long Island City Mixed Use District*

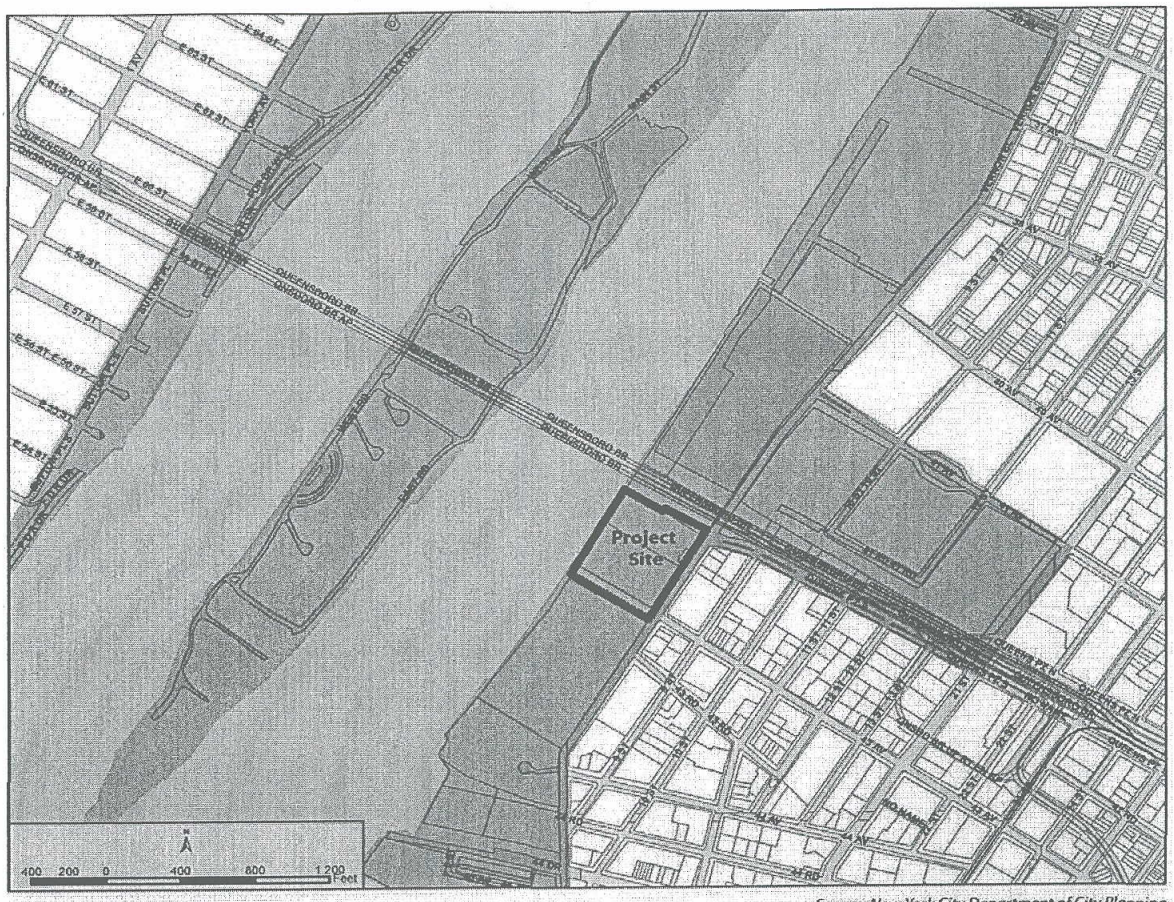
**FIGURE EAS-4**
**PROPOSED ZONING**




Project Site

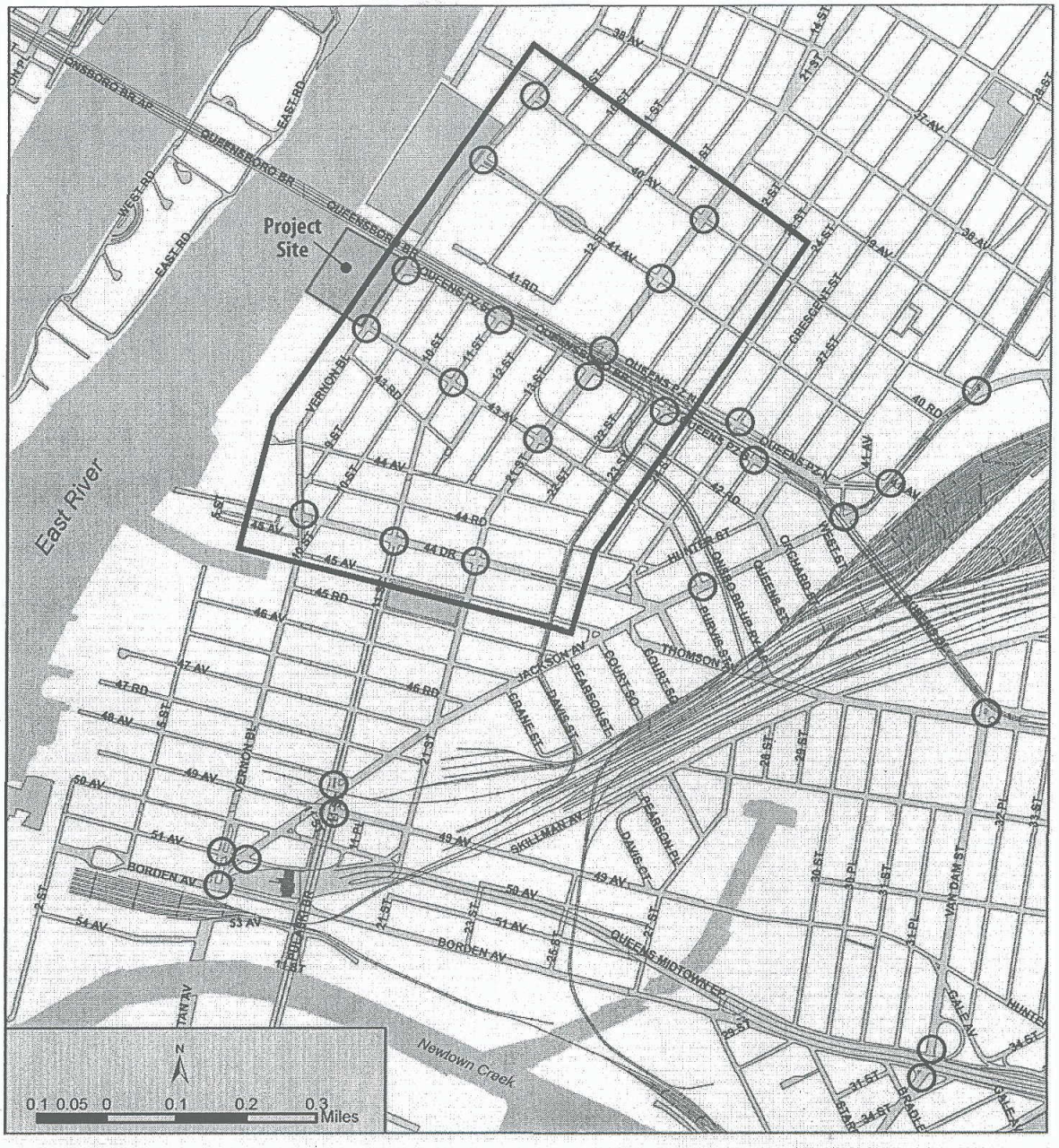
Proposed Zoning District Boundary

**FIGURE EAS-5**
**TAX MAP**




Source: New York City Department of City Planning

**FIGURE EAS-6**
**NEW YORK CITY AND NEW YORK STATE COASTAL BOUNDARIES**




*Traffic Analysis Locations*

*Primary Traffic Study Area*

**FIGURE EAS-7**
**TRAFFIC ANALYSIS STUDY AREA**

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

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 EAS-6)

9. **CONSTRUCTION**
Will the action result in demolition of or significant physical alteration to any improvement? ☐ Yes ☒ No
If yes, describe briefly:

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction? ☒ Yes ☐ No
If yes, describe briefly: In areas where buildings are proposed, foundation footings and excavation will be required.

## Project Description

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

10. **PROPOSED LAND USE:**
The proposed action will permit construction of a mixed use development, consisting of residential and office towers on top of a mixed use base. The development concept would include the following uses:

- Residential – approximately 1,045,000 gross square feet.
- Television and Film Production Studios – approximately 347,000 gross square feet
- Office – approximately 655,000 gross square feet
- Retail – approximately 77,000 gross square feet
- Museum and/or Other Cultural or Community Facilities – approximately 126,000 gross square feet
- Health Club – approximately 43,000 gross square feet
- Catering – approximately 45,000 gross square feet (approximately 1,000 seats)

**Residential**
Total no. of dwelling units TBD (ca. 1,045, assuming 1,000 sf per unit)
No. of low-to-moderate income units 0 Gross floor area (sq. ft.) ca. 1,045,000
No. of stories 49 and 56 Describe type of residential structures: 2 residential towers

**Commercial**
Retail: No. of bldgs base structure Gross floor area of each building (sq. ft.). ca. 77,000 gsf in base structure

Office No. of bldgs 1 office tower Gross floor area of each building (sq. ft.). ca. 655,000 gsf

Other: No. of bldgs base structure Gross floor area of each building (sq. ft.) In addition to the retail and office space noted above, ca. 88,000 gsf for a health club and catering facility, as well as production studio/studio support and community facility space, as noted below.

Specify type(s): health club, catering
No. of stories and height of each building: base structure = ca. 9 stories (varies), height on east would be ±114 ft.
office tower = height would be ±537 ft.

**Manufacturing/Industrial**
No. of bldgs base structure Gross floor area of each building (sq. ft.). ca. 347,000 (studio space) in base structure

No. of stories and height of each building: see descriptions of base building above

Type of use(s): Television and Film Production Studios, Studio Support Open storage area (sq. ft.) 0
If any unenclosed activities, specify: N/A

**Community facility**
Type of community facility: Museum and/or Other Cultural or Community Facilities
No. of bldgs base structure Gross floor area of each building (sq. ft.). ca. 131,000
No. of stories and height of each building: see descriptions of base building above

**Vacant land**
Is there any vacant land in the directly affected area? ☒ Yes ☐ No If yes, describe briefly:
Lots 13 and 15 are vacant.

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

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

Does the directly affected area include any mapped or otherwise known wetland? ☒ Yes ☐ No
If yes, describe briefly: A portion of the Project Site contains NYS Tidal Wetlands

**Other land use**
Gross floor area (sq. ft.)_____ No. of stories:_____ Type of use: _____

11. **PROPOSED PARKING**

**Garages**

No. of public spaces: 0 — No. of accessory spaces: 1,400

Operating hours: 24 — Attended or non-attended? Attended

**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:

12. **PROPOSED STORAGE TANKS**

Gas or service stations ☐ Yes ☒ No — Oil storage facility ☐ Yes ☒ No — Other? ☐ Yes ☒ No

If yes, specify: _____

Size of tanks: _____ Location and depth of tanks: _____

13. **PROPOSED USERS**

No. of residents TBD — No. and type of businesses: TBD

No. and type of workers by businesses: — No. and type of non-residents who are not workers: _____

14. **HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)**

Will the action affect any architectural or archeological resource identified in response to either of the two questions at number 7 in the site description section of this form? ☒ Yes ☐ No

If yes, briefly describe:

While there will be no direct effect on the landmarks indicated, the project would be developed immediately adjacent to two landmark structures. Potential impacts to both archaeological and architectural resources will be evaluated through Stage IA (and if necessary, Stage IB) studies, and coordination with the New York State Historic Preservation Officer (SHPO) and New York City Landmarks Preservation Commission.

SEE *CEQR TECHNICAL MANUAL* CHAPTER III B., SOCIO-ECONOMIC CONDITIONS

15. **DIRECT DISPLACEMENT**

Will the action directly displace specific business or affordable and/or low income residential units? ☐ Yes ☒ No

If yes, briefly describe:

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, briefly describe:

## ZONING INFORMATION

17. What is the zoning classification(s) of the directly affected area? M1-4

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. The maximum permitted Floor Area Ratio (FAR) in an M1-4 District is 2 for a manufacturing building, and 6.5 for a Community Facility.

19. What is the proposed zoning of the directly affected area?

The proposed map amendments would map an M1-5/R10 special mixed-use zoning district.

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.

The maximum FAR within the M1-5/R10 District is 10. The development that is proposed would be limited by a restrictive declaration to a lesser FAR than the maximum permitted in that district. A ca. 2.77 million gsf development is proposed, with the following use allocations:

- Residential – approximately 1,045,000 gross square feet.
- Television and Film Production Studios – approximately 347,000 gross square feet
- Office – approximately 655,000 gross square feet
- Retail – approximately 77,000 gross square feet
- Museum and/or Other Cultural or Community Facilities – approximately 126,000 gross square feet
- Health Club – approximately 43,000 gross square feet
- Catering – approximately 45,000 gross square feet (approximately 1,000 seats)

The calculated square footage of the development would be approximately 2.77 million gross square feet, with an FAR of approximately 8.0. The special permits being sought for the development, and the restrictive declaration, would limit the size (and other features) of the development to what is specifically approved in the permit.

21. What are the predominant land uses and zoning classifications within a 1/4 mile radius of the proposed action?

Zoning districts within ¼ mile of the subject site include M1-4, R9, R7A, R7-2, and R6 Districts. Land uses within ¼ mile of the site include industrial, commercial, institutional, open space, and residential uses.

22. Attach any additional information as may be needed to describe the action. If you 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

## Additional Information

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.
See Attached Supplemental Studies.

## Analyses

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

| | |
|---|---|
| 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 FACILITES 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 | N/A per *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 interdependent or occur within a discrete geographical area or time frame.

## Applicant Certification

24.

| | |
|---|---|
| Samuel Less, AICP, Parsons Brinckerhoff | Stuart Match Suna |
| PREPARER NAME | PRINCIPAL |
| Project Manager | Managing Member, Terra Cotta, LLC |
| PREPARER TITLE | TITLE OF PRINCIPAL REPRESENTATIVE |
| | |
| PREPARER SIGNATURE | SIGNATURE OF PRINCIPAL REPRESENTATIVE |
| | |
| DATE | 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 | _____ |
| SOCIOECONOMIC CONDITIONS | _____ |
| COMMUNITY FACILITIES AND SERVICES | _____ |
| OPEN SPACE | _____ |
| SHADOWS | _____ |
| HISTORIC Resources | _____ |
| URBAN DESIGN/VISUAL RESOURCES | _____ |
| NEIGHBORHOOD CHARACTER | _____ |
| NATURAL RESOURCES | _____ |
| HAZARDOUS MATERIALS | _____ |
| WATERFRONT REVITALIZATION PROGRAM | _____ |
| INFRASTRUCTURE | _____ |
| SOLID WASTE AND SANITATION SERVICES | _____ |
| ENERGY | _____ |
| TRAFFIC AND PARKING | _____ |
| TRANSIT AND PEDESTRIANS | _____ |
| AIR QUALITY | _____ |
| NOISE | _____ |
| CONSTRUCTION IMPACTS | _____ |
| PUBLIC HEALTH | _____ |

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 action 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 I. 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

| | |
|---|---|
| _____ | _____ |
| PREPARER NAME | NAME OF PRINCIPAL REPRESENTATIVE |
| _____ | _____ |
| PREPARER TITLE | TITLE OF PRINCIPAL REPRESENTATIVE |
| _____ | _____ |
| PREPARER SIGNATURE | SIGNATURE OF PRINCIPAL REPRESENTATIVE |
| _____ | _____ |
| DATE | DATE |

## ANALYSIS OF LOCALIZED ACTIONS

This Environmental Assessment Statement (EAS) evaluates the Proposed Action according to the procedures and preliminary thresholds used to measure environmental significance as established in the *CEQR Technical Manual (2001)*. Based on this evaluation, it is anticipated that a Positive Declaration will be issued, requiring that an Environmental Impact Statement (EIS) be prepared.

An EIS is required when an action may result in significant environmental impacts. The EIS evaluates in detail the project's potential environmental impacts in order to provide decision makers responsible for project approvals with information required to make a reasoned decision. The EIS also presents a comparison of the Proposed Action against the No-Action Condition (future 2009 conditions without implementation of the Proposed Action). Following is an assessment by impact area of the potential impacts of the Proposed Action, based on CEQR preliminary thresholds for detailed analysis.

The Proposed Action comprises an amendment of the zoning map for Block 477, Lots 7, 13, 15, 20, 24, 49, and 70 from the existing M1-4 District designation to a Special Mixed-Use (MX) district (M1-5/R10), plus related City Planning Commission and Board of Standards and Appeals (BSA) actions to permit development of an approximately 2.77 million gross square foot (gsf) mixed-use development on Block 477, Lots 13, 15, 20 and 24. The anticipated Project Build Year is 2009; it is expected that construction will take three years (36 months).

### Impact Category A: Land Use, Zoning, and Public Policy

The *CEQR Technical Manual* requires that a detailed analysis be prepared if actions would:

- Result in significant changes in land use or zoning, or would substantially affect regulations or policies governing land use; or
- If an analysis requiring land use or zoning information is being performed in any other technical area

The 6.0-acre Project Site is located adjacent to the East River immediately to the south of the Queensboro Bridge, with Vernon Boulevard forming the site's eastern boundary and 43rd Avenue to the south. The New York City Department of Sanitation utilizes a portion of 43rd Avenue for open storage of de-icing salt and sand (located adjacent to the site on the south); this use would be removed and relocated as a result of the Proposed Action. In the absence of a designated relocation site, the EIS will analyze the generic impacts associated with the relocation of that use. A temporary New York (State) Power Authority (NYPA) generation facility currently occupies the southern portion of the site; this facility is planned for removal from the Project Site prior to and independent of implementation of the Proposed Action. The northern portion of the Project Site contains predominantly vacant land with the exception of the vacant, two-story landmark Terra Cotta Company building on tax lot 20 (which would be retained and restored for future re-use, but is not subject to any action by the City Planning Commission).

The requested rezoning to a Special Mixed-Use (MX) district (M1-5/R10), and related City Planning and BSA approvals would enable the development of an approximately 2.77 million gsf mixed-use development. Two residential and one office tower would rise from a mixed-use base; the overall project would contain the following uses: residential, office, retail, health club, catering hall, television and film production studio, and a museum and/or other cultural or community facilities. The Proposed Action would result in a change in land use from underutilized and vacant manufacturing to mixed-use, including publicly accessible open space for the first time in more than 100 years.

Existing zoning of the Project Site and the abutting land to the south and east is M1-4, a light manufacturing district with maximum permissible floor area ratios of 2.0 for light industrial uses and 6.5 for community facility uses.

The proposed zoning map amendment would map a M1-5/R10 Light Manufacturing (High Performance) with General Residence District on the Project Site. The M1-5/R10 special mixed-use district would allow for a wide range of manufacturing, commercial, and related uses plus general residential uses, and permit a maximum floor area ratio (FAR) of 5.0 for manufacturing uses, 6.5 for community facility buildings, and 10.0 for residential buildings.

Since approval of the proposed action would allow for significant changes to the existing land uses and zoning designations currently found on the Project Site, the *CEQR Technical Manual* indicates that further analysis of Land Use, Zoning, and Public Policy is warranted. These elements will be addressed in an EIS.

## Impact Category B: Socioeconomic Conditions

The *CEQR Technical Manual* indicates that a socioeconomic analysis is appropriate if the proposed action is expected to result in substantial socioeconomic changes within the impact area. Such changes would occur if the action had any one of the following results:

- A direct displacement of residential populations changing the socioeconomic profile of a neighborhood;
- Directly displace a substantial number of businesses or employees;
- Create substantial new development (200 units residential, 200,000 s.f. commercial space);
- Affect real estate market over a large area;
- Adversely affect economic conditions of a specific industry.

The Proposed Action would not result in the direct displacement of residential populations changing the socioeconomic profile of the neighborhood or result in direct displacement of a substantial number of businesses or employees. It would create a substantial new development with more than 200 residential units or 200,000 s.f. of commercial space and could, therefore affect the local real estate market.

The Proposed Action would introduce film and television production studios, office space, a museum or other cultural uses, retail uses, and market rate residential development within a Study Area that currently contains industrial and commercial uses and some residential uses, including low-income housing in the Queensbridge Houses New York City Housing Authority complex. Pursuant to the *CEQR Technical Manual*, a preliminary assessment will be undertaken to understand the relative effects of the Proposed Action and will be presented in an EIS – specifically whether or not the development of additional units of market rate housing and commercial space in this area by the year 2009 would be significant in the context of existing conditions and future trends and, therefore, require a more detailed assessment.

The analysis of indirect business and institutional displacement considers only those businesses and institutions meeting the following criteria:

- Uses with substantial economic value to the city or region, or uses that would be particularly difficult to relocate;
- Uses subject to regulations or plans to preserve, enhance, or protect them;
- Uses that contribute substantially to a defining element of neighborhood character; and
- Uses that collectively define the character of a neighborhood.

Actions that could lead to indirect changes are actions that would:

- Introduce enough new economic activity to alter existing economic patterns;
- Add to the concentration of a particular sector of the local economy such that ongoing trends or existing economic patterns would be altered;
- Eliminate blight leading to rises in commercial rents;
- Displace uses that support local businesses or bring people to an area to do business;
- Directly or indirectly displace the customer base of existing businesses; and
- Introduce a land use that could lower property values, resulting in indirect displacement.

The potential for limited replacement, over time, of light industrial and heavy commercial uses on nearby blocks with service-related businesses, as a result of the introduction of a substantial amount of new mixed-use development will be examined in the Environmental Impact Statement.

### Impact Category C: Community Facilities

The *CEQR Technical Manual* requires that a detailed analysis be performed if actions would:

- Increase service demands by adding more than 100 residents; or
- Physically alter a community facility.

Community facilities are defined as schools, hospitals, libraries, day care centers, and fire and police protection services. The Proposed Action would introduce more than 100 residents to the area and, therefore would exceed the CEQR thresholds for detailed analysis of Community Facilities. A direct effect is when there is a physical alteration or displacement of a community facility. No direct displacement of any community facilities would occur as a result of the Proposed Action. Secondary impacts are based on the facility's existing capacity to provide service and how they would be affected by the future growth in population as a result of the Proposed Action.

Pursuant to the methodologies contained in the *CEQR Technical Manual*, an analysis of the effect of the project on community facilities and services within the study area will be provided in an EIS. The analysis will focus exclusively on the potential indirect effects of the Proposed Action on the provision of services provided by public or publicly-funded facilities, based on the size, income characteristics, and age distribution of the proposed new population.

### Impact Category D: Open Space

The *CEQR Technical Manual* requires that an open space analysis be performed for actions that may have direct or indirect effects on open space. Direct effects occur when the Proposed Action would:

- Result in the physical loss of public open space;
- Substantially change the use of an open space so that it no longer serves the same population (the *CEQR Technical Manual* uses the examples of the elimination of playground equipment);
- Limit access to a public open space;
- Cause adverse noise, air, odor, or shadow effects that would affect the usefulness of a public open space.

Indirect impacts to open space resources may result from actions that introduce a new residential and employee population that would significantly increase the demand on open space resources. Typically, an

assessment is conducted if the Proposed Action's population is greater than 200 residents or 500 employees, or a similar substantial number of other uses (such as shoppers).

The Proposed Action would result in approximately 2.77 million gsf of mixed use development – including new, publicly accessible open space and a new waterfront esplanade along the East River. Although the Proposed Action would provide this new open space to serve the Project and the community, the application of the methodologies contained in the *CEQR Technical Manual*, including the fact that the Proposed Action would result in an increase of more than 200 residents and 500 employees, indicates that further analysis of Open Space is warranted and will be addressed in the EIS. The analysis will consider any direct impacts to the nearby parkland at Queensbridge Park, located directly north of the Queensboro Bridge, as well as increased demand on new and existing open space resulting from the Proposed Action.

## Impact Category E: Shadows

The *CEQR Technical Manual* requires a detailed shadow analysis for actions that would:

- Establish a new structure or addition to a structure greater than 50-feet in height; or
- Establish a smaller structure adjacent to a park, historic resource, or important natural feature.

The Proposed Action would result in the construction of structures greater than 50 feet in height. In addition, the proposed development would be located near the Queensboro Bridge, a Federal, State, and local landmark, and the Terra Cotta Company building, a NYC landmark. The application of the methodologies contained in the *CEQR Technical Manual* indicates that further analysis of shadows is warranted and will be addressed in an EIS.

## Impact Category F: Historic Resources

The *CEQR Technical Manual* requires a detailed evaluation of a project's potential effect on:

- archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated; and
- architectural resources if a proposed action would result in a direct or indirect adverse effect on historic buildings structures, objects, sites or districts.

The Proposed Action would result in the construction of new buildings that would disturb soils over a large portion of the site. In addition, historic resources are located on and nearby to the site. Potential impacts to archaeological and architectural resources will be evaluated through Stage IA (and if necessary, Stage IB) studies, and coordination with the New York State Historic Preservation Officer (SHPO) and New York City Landmarks Preservation Commission. The results of these studies will be included in the EIS.

## Impact Category G: Urban Design and Visual Resources

The *CEQR Technical Manual* requires a detailed urban design and visual resources analysis when:

- The action would result in buildings or structures substantially different in height, bulk, form, setbacks, size, scale, use or arrangement than exists;
- The action would change the block form, demap an active street, map a new street; would affect streetscape elements, including pedestrian activity; or
- A significant visual resource is affected by above-ground development.

The Proposed Action would introduce a high-rise development on a waterfront site now containing one small, low-rise historic building, a temporary power generation plant, and vacant land. In addition, due to

its waterfront location, the Proposed Action would become a prominent element of the visual landscape and would affect the urban design character, as well as views of the waterfront and other visual resources.

Because the Proposed Action would result in buildings of different size, scale, and use than the surrounding commercial, transportation, utility, light industrial, and residential uses, and because the area includes landmark structures and waterfront views, a detailed Urban Design/Visual Resources Assessment will be undertaken. The visual resources assessment will include other parts of Long Island City, Roosevelt Island, and Manhattan, from which the establishment of this new visual element may be important.

## Impact Category H: Neighborhood Character

"Neighborhood Character" is an amalgam of various elements that give neighborhoods their distinctive personality, such as the existing land uses, urban design features, visual resources, historic resources, socioeconomic conditions, patterns and volumes of traffic, noise levels, and similar combinations of physical and environmental attributes.

The character of the Project Site is closely associated with the industrial area and the adjacent, underutilized waterfront south of the Queensboro Bridge. The Study Area reflects its mixture of land uses, underutilized waterfront, old and new industrial buildings and its views of the East River waterfront, midtown Manhattan, and the Queensboro Bridge.

The Proposed Action may result in a development that, while in accordance with long-term City policy encouraging the redevelopment of the site to non-industrial use, would result in a change in land use, would represent a substantially different building form, bulk and arrangement, and may result in impacts to traffic and noise conditions. The application of the methodologies contained in the *CEQR Technical Manual* indicates that further analysis of Neighborhood Character is warranted and will be addressed in an EIS.

## Impact Category I: Natural Resources

The *CEQR Technical Manual* requires that a detailed evaluation of natural resources be prepared when there is either a direct or indirect disturbance of a significant, sensitive, or designated natural resource. The Proposed Action would develop the upland portion of the site and reestablish the bulkhead along the site's western boundary. The EIS will therefore address the potential impact of the Proposed Action on both the upland and at the water's edge.

The upland portion is currently comprised of the temporary NYPA facility (which will be removed independent of and prior to the implementation of the Proposed Action) and a vacant, formerly developed property supporting vegetative characteristics of a disturbed site. According to the United States Fish and Wildlife Service, the New York State Department of Environmental Conservation Natural Heritage Program, and field observations, there are no known special status species associated with the upland zones of the site.

The western edge of the site is adjacent to the East River (a Tidal Strait and major component of the New York Harbor aquatic ecosystem). The natural resources assessment in the EIS will focus on this area and assess any significant adverse environmental impacts on wetlands and aquatic resources, as well as the potential for shadows to impact the natural resources. The potential for the modifications to the bulkhead to significantly affect the aquatic system will also be analyzed in the EIS.

## Impact Category J: Hazardous Materials

The *CEQR Technical Manual* requires that a detailed hazardous materials assessment be prepared when:

- Hazardous materials exist on site, and a proposed action would increase the potential for exposure;
- A proposed action would introduce new activities or processes that use hazardous materials.

Results of Phase I and Phase II environmental assessments indicate the presence of soil and groundwater contamination related to a petroleum spill that occurred more than a decade ago. The EIS will describe the extent and nature of the contamination and the project management measures which would be implemented to avoid any potential significant impacts.

## Impact Category K: Waterfront Revitalization

The *CEQR Technical Manual* indicates that a coastal zone consistency evaluation be prepared for actions located in the designated coastal zone and identifies the Waterfront Revitalization Program's Coastal Zone Boundary as the area of land extending landward from the pierhead line to at least the first mapped street. The Project Area, which lies between the pierhead line and Vernon Boulevard, is located within the NYC Coastal Zone, and must be assessed for consistency with NYC's Waterfront Revitalization Program and NY State's Coastal Management Program (see Figure EAS-6). Therefore, the EIS will include a coastal zone consistency evaluation addressing approved policies of the Coastal Zone Management and Waterfront Revitalization Plan.

The Project Site is located within Reach 12 of the New York City Comprehensive Waterfront Plan. City policies for this section include providing a waterfront esplanade with upland links and increasing access to the shore. The Proposed Action will be consistent with the City's policy for the Northern Hunter's Point waterfront of encouraging redevelopment for residential use and of providing public waterfront access as described in the New York City Department of City Planning's study entitled *Long Island City Framework for Development* and the Department's *Northern Hunter's Point Waterfront Access Plan*, which included the Project Area.

As the Proposed Action would also require New York State and potential Federal permits, the EIS will include a review for consistency with the New York State Waterfront Revitalization of Coastal Areas and Inland Waterways Act (19 NYCRR Part 600.5) and Federal Coastal Zone Management Act (15CFR Part 930).

## Impact Category L: Infrastructure

The *CEQR Technical Manual* requires that a detailed infrastructure assessment be prepared when:

- A Proposed Action that would have an exceptionally large water requirement or discharges (greater than 1 million gallons/day), or is located in a portion of the system known to have limited supply capacity;
- A Proposed Action involves discharges that may adversely affect the treatment facilities;
- A Proposed Action involves the construction of separate sewers or the establishment of a storm outfall.

The proposed project would be served by the NYC water supply system, and sewage treatment would be provided by the Bowery Bay Plant. Based on CEQR water calculation methodologies (*CEQR Technical Manual*, Table 3L-2), maximum water usage would be less than 1,000,000 gallons per day for the new mixed-use development. The EIS for the project will examine whether the proposed volume represents a significant additional demand in this portion of the city and if the water demand, stormwater, and sewage

generation resulting from the Proposed Action would exceed the capacity of treatment facilities or the water supply system.

### Impact Category M: Solid Waste and Sanitation Services

The *CEQR Technical Manual* requires a detailed evaluation of the effect of the Proposed Action on solid waste and sanitation services if solid waste generation is unusually large. This is typically greater than 10,000 lbs/week.

The application of the methodologies contained in the *CEQR Technical Manual* indicates that further analysis of Solid Waste and Sanitation Services may be warranted. A detailed evaluation of the solid waste generation characteristics of the Project Site and the anticipated impacts of the Proposed Action will be provided in the EIS.

### Impact Category N: Energy

The *CEQR Technical Manual* reserves detailed technical assessment of energy for actions that would affect transmission or generation of energy, or that may generate substantial indirect consumption of energy.

According to the *CEQR Technical Manual*, the construction of the Proposed Action would not require a detailed energy assessment, as it would be subject to the New York State Energy Conservation Code, which is reflective of State and City energy policy. The EIS will document the anticipated demand for energy consumption generated by the Proposed Action. No further evaluation is required.

### Impact Category O: Traffic and Parking

The *CEQR Technical Manual* establishes a screening technique to determine whether a detailed technical assessment of traffic and parking is required. The initial screening procedure is based on the additional floor area in particular districts. The second-level screening evaluation is based on a threshold peak hour trip generation of fifty vehicle trips.

The Proposed Action would exceed the thresholds for minimum development densities potentially requiring traffic analysis as outlined in Table 3O-1 of the *CEQR Technical Manual.* A study area has been defined (see Figure EAS-7) based on a detailed traffic trip generation and trip assignment evaluation. The EIS will provide a detailed traffic analysis of the critical intersections within this zone to determine the potential impact of the Proposed Action on traffic flow and operating conditions, goods deliveries, and vehicular and pedestrian safety. The EIS will also contain a detailed analysis of the potential impacts of the approximately 1,000 accessory parking spaces included in the Proposed Action.

### Impact Category P: Transit and Pedestrians

The *CEQR Technical Manual* requires detailed technical assessments of transit and pedestrian impacts for actions that exceed the limits indicated on Table 3O-1; the Proposed Action would exceed these limits. Therefore, a detailed evaluation of applicable intersections will be provided in an EIS for the project.

### Impact Category Q: Air Quality

The *CEQR Technical Manual* requires a detailed technical assessment of air quality for actions (within Long Island City) that would generate peak hour vehicle trips greater than 50 vehicles at any one intersection. Based on the trip generation and traffic assignment evaluation (see Impact Category O) the Proposed Action would result in more than 50 new vehicle-trips during the peak hour at any single

intersection. As a result, detailed microscale analyses will be required at locations specified by CEQR guidelines and the results presented in the EIS.

In addition, the establishment of residential uses in an area with nearby manufacturing uses will require the evaluation of emission sources in the vicinity of the site to determine whether cumulative pollutant concentrations at the site are within acceptable limits for residential use; this evaluation will be addressed in the EIS. A third element of the air quality analysis will address the potential impacts of on-site air intake and Heating, Ventilation, and Air Conditioning systems at proposed commercial buildings.

## Impact Category R: Noise

For a mixed-use project where vehicular traffic is the principal source of operational-phase noise, the *CEQR Technical Manual* requires a detailed technical assessment of potential noise impacts if a Proposed Action would double traffic volumes at any location, or if a substantial generator of noise were located near a sensitive receptor.

Based on traffic trip generation estimates, the Proposed Action would potentially increase traffic noise levels exceeding CEQR thresholds at sensitive receptors. Also, the Proposed Action would result in the introduction of noise-sensitive uses at the Project Site. The application of the methodologies contained in the *CEQR Technical Manual* indicates that further analysis of mobile- and stationary-source noise is warranted and will be addressed in an EIS.

## Impact Category S: Construction Impacts

Pursuant to the methodologies contained in the *CEQR Technical Manual*, a detailed analysis of construction impacts is not required if the construction period is short-term, and the intensity of activity is not significant.

Construction of the Proposed Action is anticipated to take approximately 36 months, which is a typical construction period for a project of this size and location. Construction will be contained within the Project Site. The EIS will include a qualitative assessment of Construction Impacts based on the duration and intensity of the construction activity, including traffic conditions, displaced parking, archaeological resources, integrity of historic resources, community noise, air quality, and hazardous materials. Potential mitigation measures regarding construction impacts will be recommended, where appropriate.

## Impact Category T: Public Health

The *CEQR Technical Manual* identifies the special public health concerns for which a public health assessment may be warranted, including the following:

- Increased vehicular traffic or emissions from stationary sources resulting in significant adverse air quality impacts;
- Increased exposure to heavy metals and other contaminants in soil/dust resulting in significant adverse impacts;
- The presence of contamination for historic spills or releases that might affect ground water to be used as a source of drinking water;
- Solid waste management practices that could attract vermin;
- Potential significant adverse impacts to sensitive noise or odor receptors; and
- Vapor infiltration from contaminants within a building or underlying soil.

The principal concerns for public health related to the development of the site are the exposure of the new residential population to soil and groundwater contamination, and the emissions from nearby manufacturing uses. The EIS will include an assessment of the potential health effect of the project in these two areas.