TECHNICAL MEMORANDUM
HALLETTS POINT REZONING
CEQR No. 09DCP084Q
ULURP Nos. C130068MMQ, C090484ZMQ, N090488ZCQ, N090485ZRQ, C130244ZSQ, C090486ZSQ, N130245ZAQ, N090487ZAQ, N130246ZAQ
August 19, 2013

A. INTRODUCTION

The Halletts Point Rezoning project (the proposed project) is the subject of Uniform Land Use Review Procedure applications currently under consideration by the New York City Planning Commission (CPC) and analyzed in a Final Environmental Impact Statement (FEIS) completed on August 9, 2013. Subsequent to the completion of the FEIS, the Applicant and the New York City Department of City Planning (DCP) identified the need for minor modifications to the proposed discretionary actions being sought from the City Planning Commission (CPC) (the proposed modified actions). This Technical Memorandum describes the proposed modified actions and assesses whether they would result in any significant adverse environmental impacts not previously identified and addressed in the FEIS. This memorandum concludes that the proposed modified actions would not result in any new or different significant adverse environmental impacts not already identified in the FEIS.

B. DESCRIPTION OF PROPOSED MODIFIED ACTIONS

Subsequent to the completion of the FEIS, the Applicant and the New York City Department of City Planning (DCP) identified the need for minor modifications to the proposed discretionary actions being sought from the CPC. The proposed modified actions would include:

- The modification of two design requirements not previously requested under the authorization pursuant to Zoning Resolution (ZR) §62-822(b). Specifically, the proposed modified actions would include modifications to the required planting in the upland connections and to the required seating in the excluded area of the upland connections. The authorization pursuant to ZR §62-822(b) was already identified in the FEIS; the proposed modified actions would introduce the two modifications described above pursuant to this authorization.
- A change in the extent of the previously requested modification to the required area of tables under the authorization pursuant to ZR §62-822(b).
- Text amendments to additional sections of the ZR not identified in the FEIS.

The modification to the required planting and seating area and the required area of tables would be necessary to accommodate the proposed elevation of the project site and the proposed open space design. As the plans to address the elevation of the project site have been developed with DCP, the open space design has undergone modest changes, necessitating the additional

modifications to the actions requested from the CPC. As discussed in Chapter 1, "Project Description" of the FEIS, the proposed project would be elevated approximately 3 feet above the 100-year flood elevation of approximately 11 feet Queens Borough Highway Datum (QBHD) identified in the Federal Emergency Management Agency's (FEMA) preliminary work Flood Insurance Rate Map (FIRM). The elevation of the proposed project to this level would provide resilience to flooding and potential future sea level rise due to climate change.

The text amendments would be necessary only to fully cross-reference the proposed text amendments identified in the FEIS within the ZR. The additional text amendments under the proposed modified actions would not alter the substance of the text amendments analyzed within the FEIS; they are intended only to provide greater clarity and consistency in the ZR.

C. POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROPOSED MODIFIED ACTIONS

With the proposed modified actions, the proposed project's overall development program and floor area, proposed land uses, and area of public open space would remain the same as analyzed in the FEIS. Furthermore, the zoning envelopes of the proposed buildings would remain the same as analyzed in the FEIS. Therefore, the proposed modified actions would not have the potential to materially affect any of the FEIS analyses. Therefore, the proposed modified actions would not result in any significant adverse environmental impacts not previously identified and addressed in the FEIS. ✷