Halletts North

Environmental Assessment Statement

CEQR #: 21DCP138Q

Lead Agency:
NYC Department of City Planning

Applicant:
Astoria Owners LLC

Prepared by:
Philip Habib & Associates

February 19, 2021

HALLETTS NORTH

ENVIRONMENTAL ASSESSMENT STATEMENT

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EAS Form

City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME Halletts North

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
21DCP138Q	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT Astoria Owners LLC		
NAME OF LEAD AGENCY CONTACT PERSON Olga Abinader, Director, Environmental Review and Assessment Division			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Mitchell Korbey, Herrick Feinstein		
ADDRESS 120 Broadway, 31st Floor			ADDRESS Two Park Avenue		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10006
TELEPHONE 212.720.3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 212.592.1483	EMAIL mkorbey@herrick.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description* Astoria Owners LLC, (the "Applicant") is seeking several actions in order to facilitate the development of 3-15 26th Avenue (Block 911, Lot 1) along the Halletts Point peninsula in the Astoria neighborhood of Queens Community District 1. The actions include a zoning map amendment, a zoning text amendment, a city map amendment, a waterfront special permit, waterfront authorizations, and a waterfront certification. The Applicant proposes to construct a new mixed-use 1,044,452 gsf development containing 1,400 DUs (of which 350 would be affordable), 3,590 gsf of retail space, and 9,745 gsf of community facility space. The Proposed Project would include three towers (22-story, 31-story, and 35-story) along the waterfront. The Proposed Project would also include a 525-space accessory parking garage. As a result of the Proposed Project, 3rd Street, which is a privately owned mapped but unbuilt street north of 26th Avenue, would be demapped and built out for public vehicular and pedestrian access. Access to the accessory parking garage would be via 3rd Street and 26th Avenue. The Proposed Project would also contain 41,363 sf of publicly accessible open space along the waterfront that would run along the entire length of the Development Site, providing multi-layered active and passive recreation space.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 1	STREET ADDRESS 3-15 26th Avenue
TAX BLOCK(S) AND LOT(S) Block 911, Lots 1 & 49		ZIP CODE 11102
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS 26th Avenue, Third Street		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1		ZONING SECTIONAL MAP NUMBER 9a

5. *Required Actions or Approvals* (check all that apply)

City Planning Commission: ☒ YES ☐ NO ☐ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☒ CITY MAP AMENDMENT	☒ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☒ ZONING AUTHORIZATION	☐ UDAAP
☒ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION Refer to Attachment A, "Project Description"

***Board of Standards and Appeals*:** ☐ YES ☒ NO

☐ VARIANCE (use)
☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☒ YES ☐ NO If "yes," specify: New York State Department of Environmental Conservation (NYSDEC) approval of Brownfield Cleanup Program; approvals from NYSDEC and the U.S. Army Corps of Engineers (USACE) for the proposed shoreline hardening measures required to raise the site and for proposed new stormwater outfall.

6. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☐ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): Approximately 199,245 sf
Roads, buildings, and other paved surfaces (sq. ft.): 199,245 sf
Waterbody area (sq. ft.) and type:
Other, describe (sq. ft.):

7. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): approximately 1,044,452 gsf (Applicant Site); 219,296 gsf (Projected Development Site 2)
NUMBER OF BUILDINGS: 3 towers (Applicant Site); 1 building (Projected Development Site 2)
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Approx. 1,044,452 gsf (total for Applicant Site); 219,296 gsf (for Projected Development Site 2)
HEIGHT OF EACH BUILDING (ft.): 150'-350'
NUMBER OF STORIES OF EACH BUILDING: 22-35 (Applicant Site); 15 (Projected Development Site 2)

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 164,392 sf
The total square feet not owned or controlled by the applicant: 34,583 sf

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: 199,245 sq. ft. (width x length)
VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 199,245 sq. ft. (width x length)

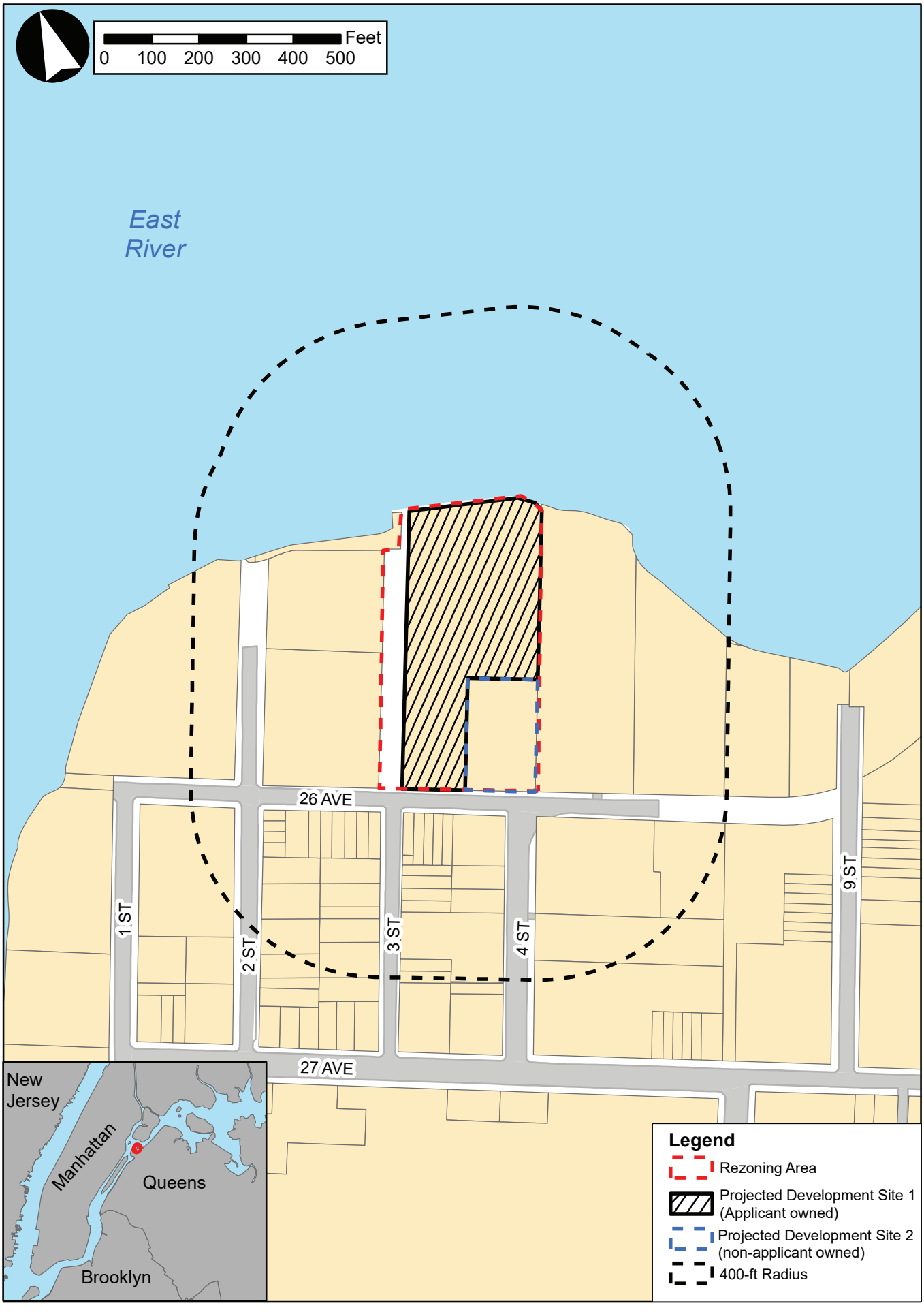
8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2031
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: Approximately 106 months
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☐ YES ☒ NO IF MULTIPLE PHASES, HOW MANY? 3
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: See Attachment A, "Project Description"

9. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☒ MANUFACTURING ☐ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

Figure 1
Project Location



FINANCE
NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

NYC Digital Tax Map

Effective Date : 12-07-2008 14:18:17
End Date : Current

Queens Block: 911



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Rezoning Area
- Projected Development Site1 (Applicant owned)
- Projected Development Site 2 (non-applicant owned)

Halletts North

Figure 2
Tax Map

Land Use Map

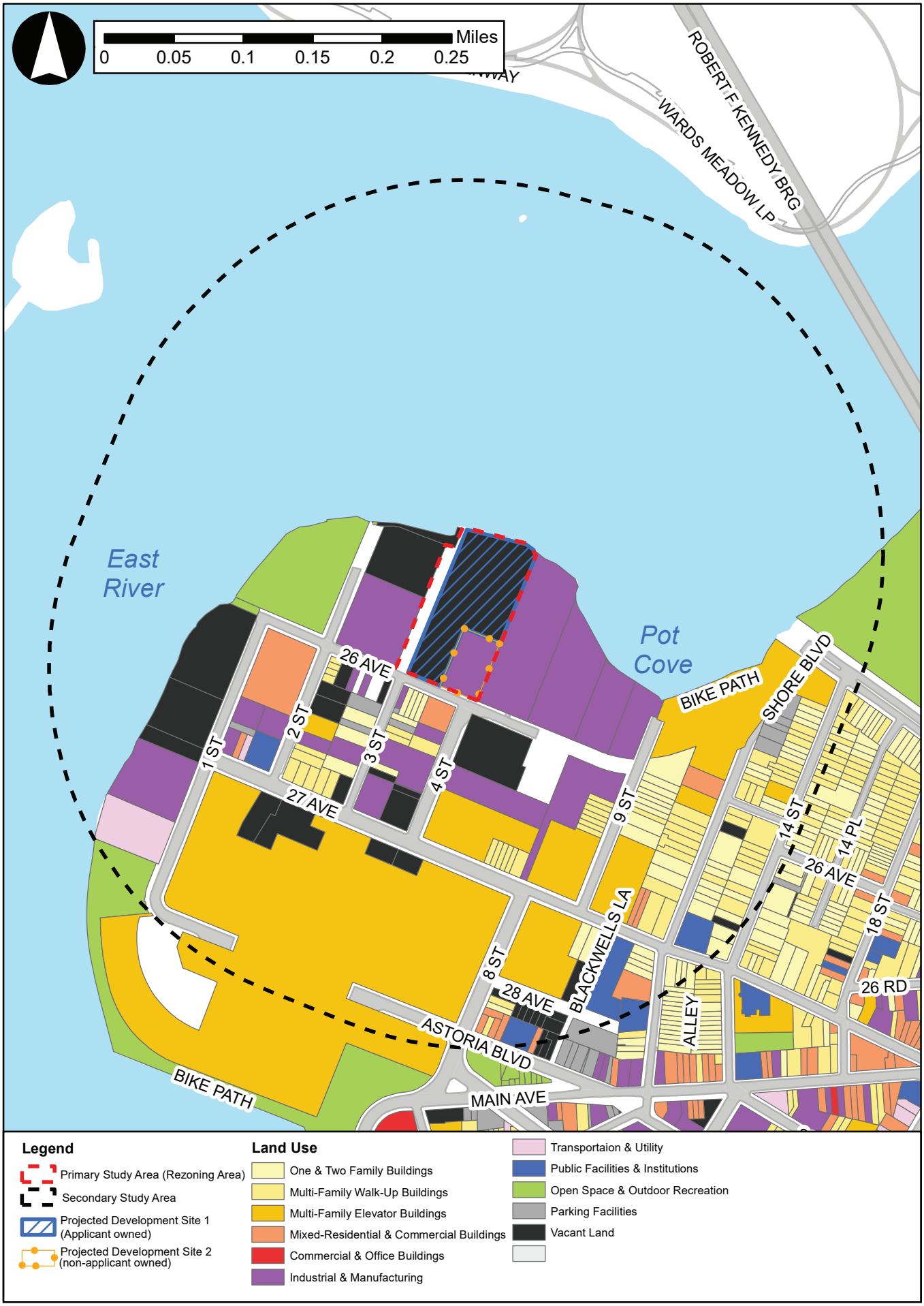
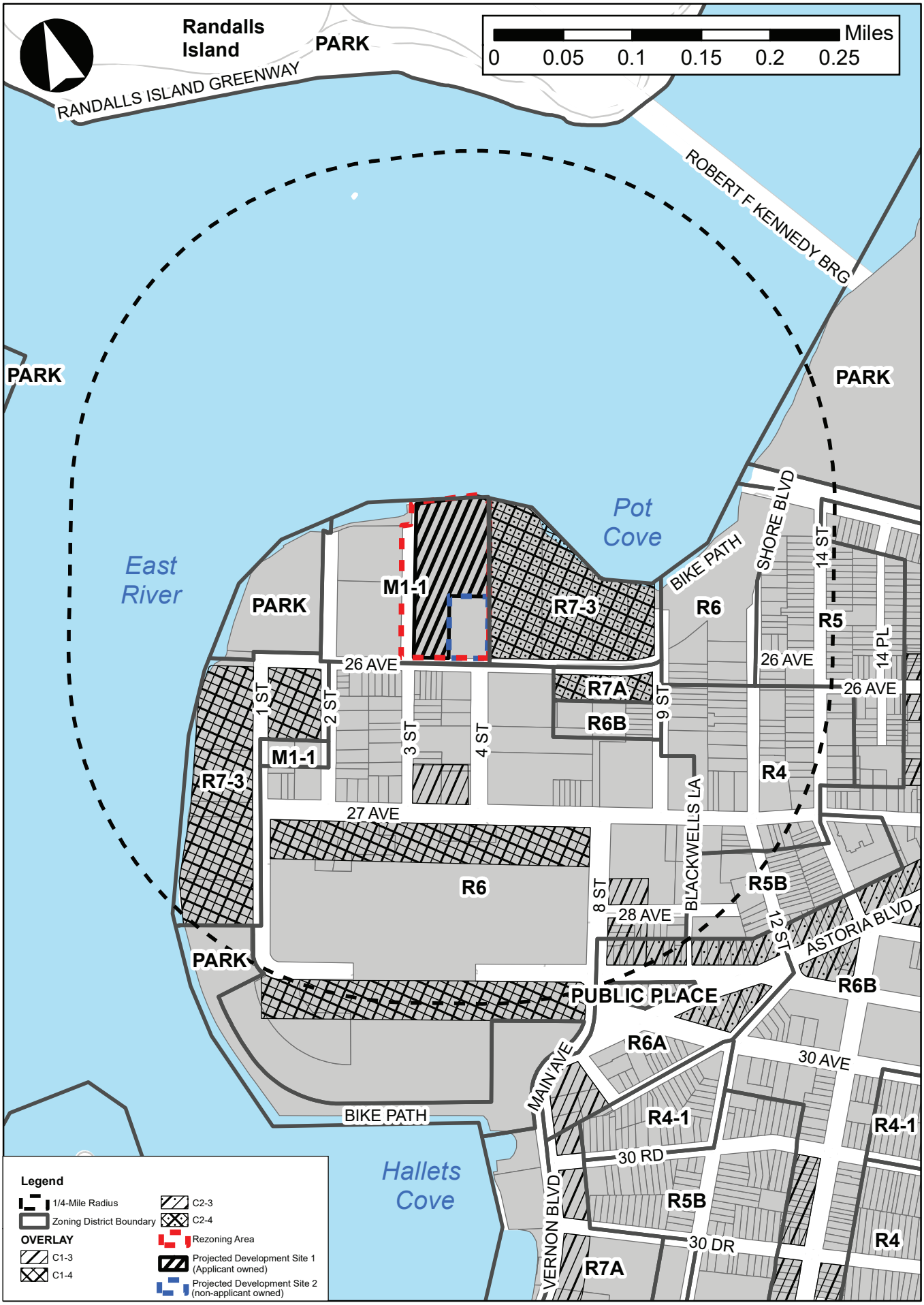

Miles
0
0.05
0.1
0.15
0.2
0.25
ROBERT F KENNEDY BRG
WARDS MEADOW LP
East River
Pot Cove
26 AVE
BIKE PATH
SHORE BLVD
1 ST
2 ST
3 ST
4 ST
27 AVE
9 ST
14 ST
14 PL
26 AVE
18 ST
26 RD
BLACKWELLS LA
8 ST
28 AVE
ALLEY
ASTORIA BLVD
BIKE PATH
MAIN AVE
Legend
Primary Study Area (Rezoning Area)
Secondary Study Area
Projected Development Site 1 (Applicant owned)
Projected Development Site 2 (non-applicant owned)
Land Use
One & Two Family Buildings
Multi-Family Walk-Up Buildings
Multi-Family Elevator Buildings
Mixed-Residential & Commercial Buildings
Commercial & Office Buildings
Industrial & Manufacturing
Transportaion & Utility
Public Facilities & Institutions
Open Space & Outdoor Recreation
Parking Facilities
Vacant Land

Figure 4
Zoning Map



DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures			Multi-family elevator	
No. of dwelling units			Projected Development Site 1: 1,400 DUs Projected Development Site 2: 265 DUs Total: 1,665 DUs	Projected Development Site 1: +1,400 DUs Projected Development Site 2: +265 DUs Total: +1,665 DUs
No. of low- to moderate-income units			Projected Development Site 1: 350 DUs Projected Development Site 2: 66 DUs Total: 416 DUs	Projected Development Site 1: +350 DUs Projected Development Site 2: +66 DUs Total: +416 DUs
Gross floor area (sq. ft.)			Projected Development Site 1: 1,031,117 gsf Projected Development Site 2: 205,096 gsf Total: 1,235,413 gsf	Projected Development Site 1: +1,031,117 gsf Projected Development Site 2: +204,096 gsf Total: +1,235,413 gsf
Commercial	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)			Retail	
Gross floor area (sq. ft.)			Projected Development Site 1: 3,590 gsf Projected Development Site 2: 15,000 gsf Total: 18,590 gsf	Projected Development Site 1: +3,590 gsf Projected Development Site 2: +15,000 gsf Total: +18,590 gsf
Manufacturing/Industrial	☐ YES ☒ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use		Industrial/Warehouse		
Gross floor area (sq. ft.)		Projected Development Site 1: 172,612 gsf Projected Development Site 2: 28,750 gsf Total: 201,362 gsf		Projected Development Site 1: -172,612 gsf Projected Development Site 2: -28,750 gsf Total: -201,362 gsf
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type			Assumed Medical Office	
Gross floor area (sq. ft.)			Projected Development Site 1: 9,745 gsf	Projected Development Site 1: +9,745 gsf

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
			Projected Development Site 2: N/A Total: 9,745 gsf	Projected Development Site 2: N/A Total: +9,745 gsf
Vacant Land	☒ YES ☐ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:	Vacant Lot/Building			
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):			Publicly Accessible Waterfront Open Space	
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces			Projected Development Site 1: 525 spaces Projected Development Site 2: 115 spaces Total: 640 spaces	Projected Development Site 1: +525 spaces Projected Development Site 2: +115 spaces Total: +640 spaces
Operating hours			24/7	
Attended or non-attended			non-attended	
Lots	☐ YES ☒ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces		Projected Development Site 1: 82 spaces Projected Development Site 2: 14 spaces Total: 96 spaces		Projected Development Site 1: -82 spaces Projected Development Site 2: -14 spaces Total: -96 spaces
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
POPULATION				
Residents	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify number:			Projected Development Site 1: 3,262 residents Projected Development Site 2: 618 residents Total: 3,880 residents	Projected Development Site 1: +3,262 residents Projected Development Site 2: + 618 residents Total: +3,880 residents
Briefly explain how the number of residents was calculated:	2.33 people per HH in Queens CD 1 based on 2014-2018 ACS Data			
Businesses	☐ YES ☒ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type		Industrial/Warehouse		
No. and type of workers by business		Projected Development Site 1: 176 warehouse workers	Projected Development Site 1: 11 retail workers 39 CF workers 56 residential workers	Projected Development Site 1: +11 retail workers + 39 CF workers +56 residential workers

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
		Projected Development Site 2: 26 warehouse workers Total: 202 warehouse workers	Projected Development Site 2: 45 retail workers 11 residential workers Total: 162 workers	-176 warehouse workers Projected Development Site 2: +45 retail workers +11 residential workers -26 warehouse workers Total: -40 workers
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Retail: 3 employees/1,000 gsf; Medical Office: 4 employees/1,000 gsf; Residential: 1 employee/25 DU; Industrial/Warehouse: 1 employee/1,000 gsf			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	M1-1	M1-1	R7-3/C2-4	
Maximum amount of floor area that can be developed	2.4 FAR for Community Facility 1.0 FAR for Manufacturing/Commercial	2.4 FAR for Community Facility 1.0 FAR for Manufacturing/Commercial	6.0 FAR for Residential 6.0 FAR for Community Facility 2.0 FAR for Commercial	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Land Use: Industrial, residential, commercial, institutional, and open space. Zoning: R7-3/C2-4; M1-1; R6; R6A; R7A	Land Use: Industrial, residential, commercial, institutional, and open space. Zoning: R7-3/C2-4; M1-1; R6; R6A; R7A	Land Use: Industrial, residential, commercial, institutional, and open space. Zoning: R7-3/C2-4; M1-1; R6; R6A; R7A	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☐	☒
(c) Is there the potential to affect an applicable public policy?	☒	☐
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☒	☐
○ If "yes," complete the Consistency Assessment Form. **Please see Appendix 1**		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☒	☐
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
○ Would expected average incomes of the new population exceed the average incomes of study area populations? **To be provided in the EIS**	☐	☐
○ If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
○ Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	☐	☐

	YES	NO
iv. Indirect Business Displacement		
○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☐
○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☐
v. Effects on Industry		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Child Care Centers		
○ Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☒	☐
○ If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent? **To be provided in the EIS**	☐	☐
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario? **To be provided in the EIS**	☐	☐
ii. Libraries		
○ Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☒	☐
○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels? **To be provided in the EIS**	☐	☐
○ If "yes," would the additional population impair the delivery of library services in the study area? **To be provided in the EIS**	☐	☐
iii. Public Schools		
○ Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☒	☐
○ If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent? **To be provided in the EIS**	☐	☐
○ If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario? **To be provided in the EIS**	☐	☐
iv. Health Care Facilities		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	☐	☐
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	☐	☐
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☒	☐
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
○ If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☐
○ If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent?	☐	☐

	YES	NO
○ If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: **To be provided in the EIS**	☐	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☒	☐
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. **To be provided in the EIS**		
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. **Please see Attachment B, "Supplemental Screening"**		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☒	☐
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. **To be provided in the EIS**		
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☒	☐
○ If "yes," list the resources and attach supporting information on whether the project would affect any of these resources. **To be provided in the EIS**		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☒	☐
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☒	☐
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☒	☐
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: **To be provided in the EIS**	☒	☐
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	☒	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☒	☐
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☒

	YES	NO
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☒	☐
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. **To be provided in the EIS**		
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 54,251 (net)		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
○ If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 51,375,959 BTU (net)		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☒	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☒	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☒	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	☒	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☒	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☒	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☒	☐
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☒	☐
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. **To be provided in the EIS**		
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☒	☐
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☒	☐
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. **To be provided in the EIS**	☐	☒

	YES	NO
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. **To be provided in the EIS**		
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. **To be provided in the EIS**		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. **To be provided in the EIS**		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☒	☐
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☒	☐
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☒	☐
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☒	☐
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. **To be provided in the EIS**		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records. Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
James L. Hedden, authorized agent for the Applicant	James Hedden	2/19/2021

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact: YES	NO
Land Use, Zoning, and Public Policy	X	
Socioeconomic Conditions	X	
Community Facilities and Services	X	
Open Space	X	
Shadows	X	
Historic and Cultural Resources		X
Urban Design/Visual Resources	X	
Natural Resources	X	
Hazardous Materials	X	
Water and Sewer Infrastructure	X	
Solid Waste and Sanitation Services		X
Energy	X	
Transportation	X	
Air Quality	X	
Greenhouse Gas Emissions	X	
Noise	X	
Public Health	X	
Neighborhood Character	X	
Construction	X	

2. Are there any aspects of the project relevant to the determination of whether the project 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? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

■ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☐ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE Director, Environmental Assessment and Revie	LEAD AGENCY NYC Department of City Planning
NAME Olga Abinader	DATE 2/19/21
SIGNATURE	

Attachment A

Project Description

I. INTRODUCTION

The Applicant, Astoria Owners, LLC, is seeking a zoning map amendment, a zoning text amendment, a City Map amendment, a waterfront special permit, waterfront authorizations, and a waterfront certification by the New York City Planning Commission (CPC) Chairperson (collectively, "the Proposed Actions") affecting an approximately 3.8-acre site in the Astoria neighborhood of Queens Community District 1 (see **Figure A-1**).

The Proposed Actions would facilitate a proposal by the Applicant to develop a new approximately 1,044,452 gross square foot (gsf) mixed-use development ("Proposed Project") on approximately 164,392 sf of lot area ("Projected Development Site 1"). The Proposed Project would be comprised of approximately 1,400 dwelling units (DUs) (approximately 1,031,117 gsf of residential area), of which 350 DUs would be affordable; approximately 3,590 gsf of local retail space; approximately 9,745 gsf of community facility space; 525 accessory parking spaces; and 41,363 sf of publicly accessible open space. The anticipated Build Year is 2031.

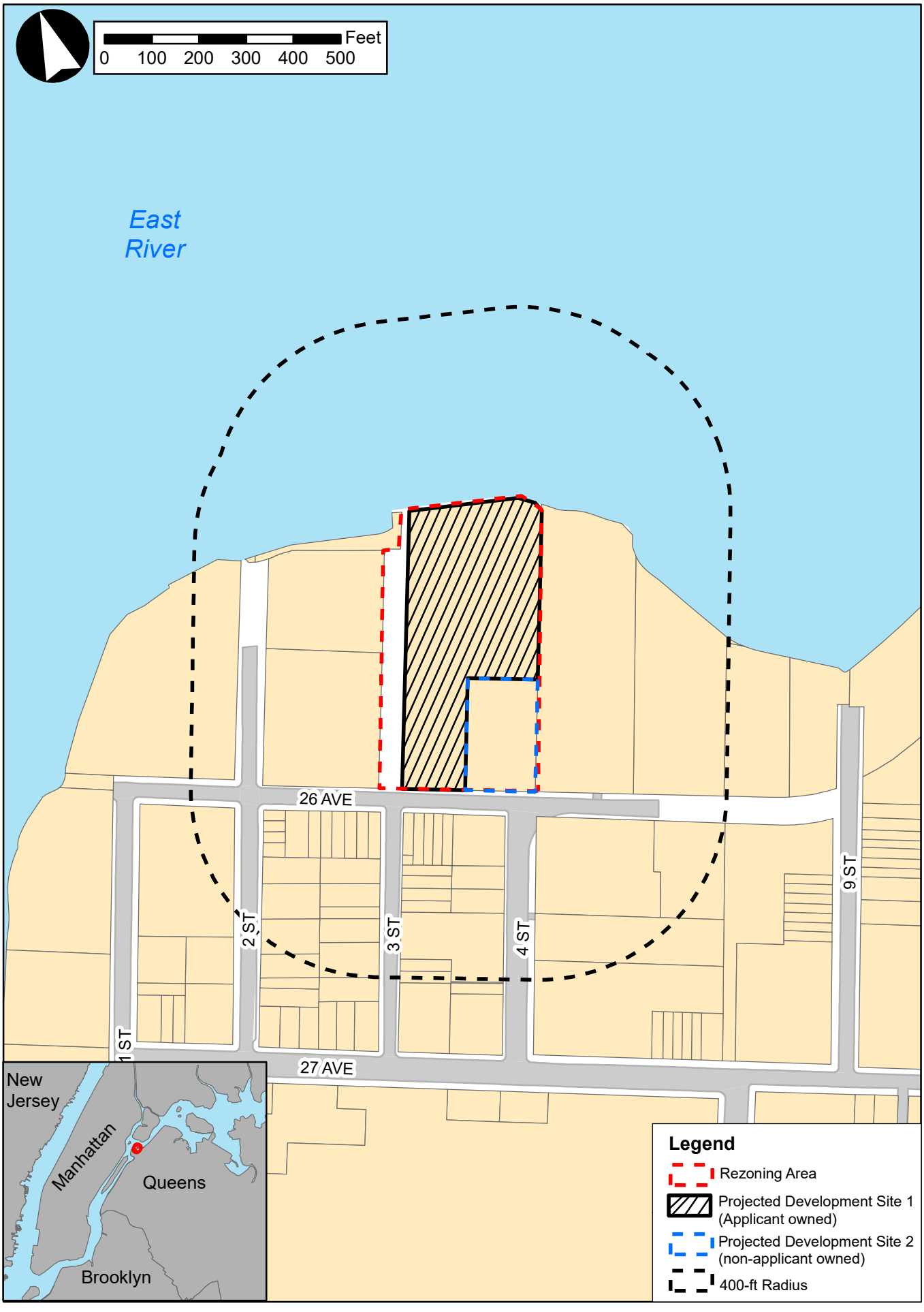
The proposed zoning map amendment would rezone Projected Development Site 1 (Block 911, Lot 1) and one additional site not under the control of the Applicant (Block 911, Lot 49). Together, these lots comprise approximately 199,245 sf (the "Project Area"). As discussed in detail below, it assumed that the Block 911, Lot 49 would be redeveloped as a separate development site as a result of the Proposed Actions.

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

- Zoning Map Amendment to rezone the Project Area from an M1-1 to an R7-3/C2-4 district (Zoning Map 9a);
- Zoning Text Amendment to modify Appendix F of the Zoning Resolution (ZR) to include the Rezoning Area as a Mandatory Inclusionary Housing Area (MIHA);
- A City Map amendment to eliminate 3rd Street between 26th Avenue and the waterfront;
- Waterfront Special Permit to waive height and setback regulations (ZR 62-837(a));
- Waterfront Authorization to modify requirements within the waterfront public access area (ZR 62-822(b));
- Waterfront Authorization for phased developments (ZR 62-822(c)).

Development of the Proposed Project requires approvals from the CPC for the following ministerial action:

Figure A-1
Project Location



- A certification by the Chairperson of the City Planning Commission (CPC) pursuant to ZR 62-811 pertaining to the provision of waterfront public access areas and visual corridors (not subject to ULURP).

II. EXISTING CONDITIONS

The decline of the New York City industrial/manufacturing sector during the past three decades has left many properties in this part of Queens vacant or underutilized. While the industrial sector has declined, residential populations in adjacent communities have substantially increased, leading to greater housing demand.

Proposed Rezoning Area (Project Area)

The Applicant-owned Projected Development Site 1 at 3-15 26th Avenue (Queens Block 911, Lot 1) is an irregularly-shaped lot with approximately 128 feet of frontage along 26th Avenue, approximately 581 feet of frontage along 3rd Street, and approximately 306 feet of frontage along the waterfront. The approximately 164,392 sf Projected Development Site 1 is currently zoned M1-1 (see **Figure A-2**, "Zoning Map"). As shown in **Figure A-3**, "Existing Conditions Photos," Projected Development Site 1 contains a vacant former industrial site. Third Street, north of 26th Avenue, is a privately-owned mapped street but currently unbuilt and is considered part of Projected Development Site 1.

The site located at 3-17 26th Avenue (Queens Block 911, Lot 49) is not under the control of the Applicant. Block 911, Lot 49 is approximately 34,853 sf and has approximately 151 feet of frontage along 26th Avenue. The site is currently zoned M1-1. As shown in **Figure A-3**, Block 911, Lot 49 currently contains a vacant two-story 28,750 gsf warehouse building.

III. PURPOSE AND NEED FOR THE PROPOSED ACTIONS

The Proposed Actions are intended to provide opportunities for new residential, commercial, and community facility development, as well as enhance and upgrade accessibility to the area's waterfront. The Applicant intends for the Proposed Actions to create opportunities for new housing development, including affordable housing, on underutilized and vacant land formerly used for manufacturing purposes and where there is no longer a concentration of industrial activity and strong demand for housing exists.

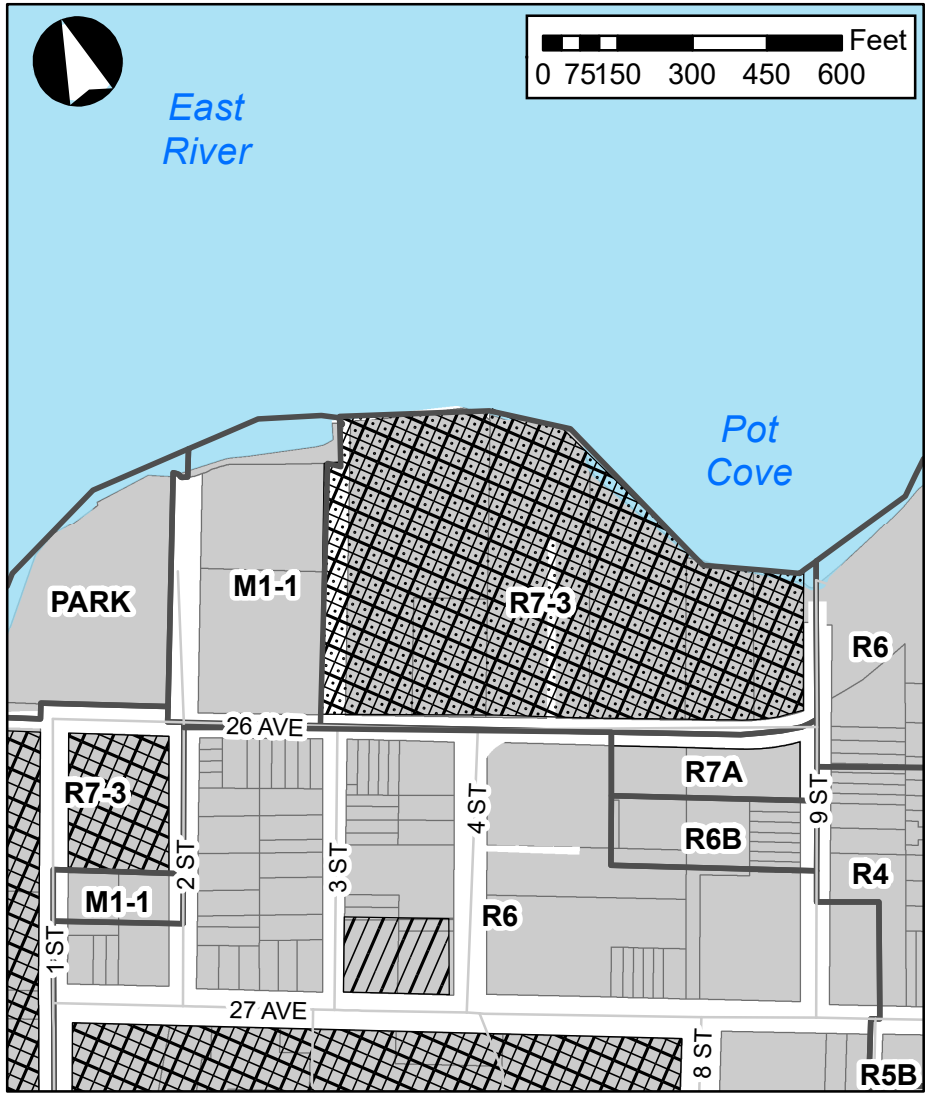
The proposed zoning map change is needed to permit construction of the Proposed Project. This would allow the redevelopment of Projected Development Site 1, a former waterfront industrial site, into an economically integrated mix of residential, local retail, and community facility uses consistent with the planned and anticipated redevelopment of nearby waterfront sites to the east and west and complementary to the existing neighborhood to the south and east. Thus, the Proposed Actions would allow the Applicant to maximize use of its property while producing new waterfront development.

In addition, it is the Applicant's position that the Proposed Actions significantly advances the City's Comprehensive Waterfront Plan by facilitating the redevelopment of the area's inaccessible waterfront and completing the street grid in this area of Astoria. As noted below, the Proposed Actions would allow the Applicant to demap and build out the segment of 3rd Street north of 26th Avenue for improved public

Existing Zoning M1-1



Proposed Zoning R7-3/C2-4



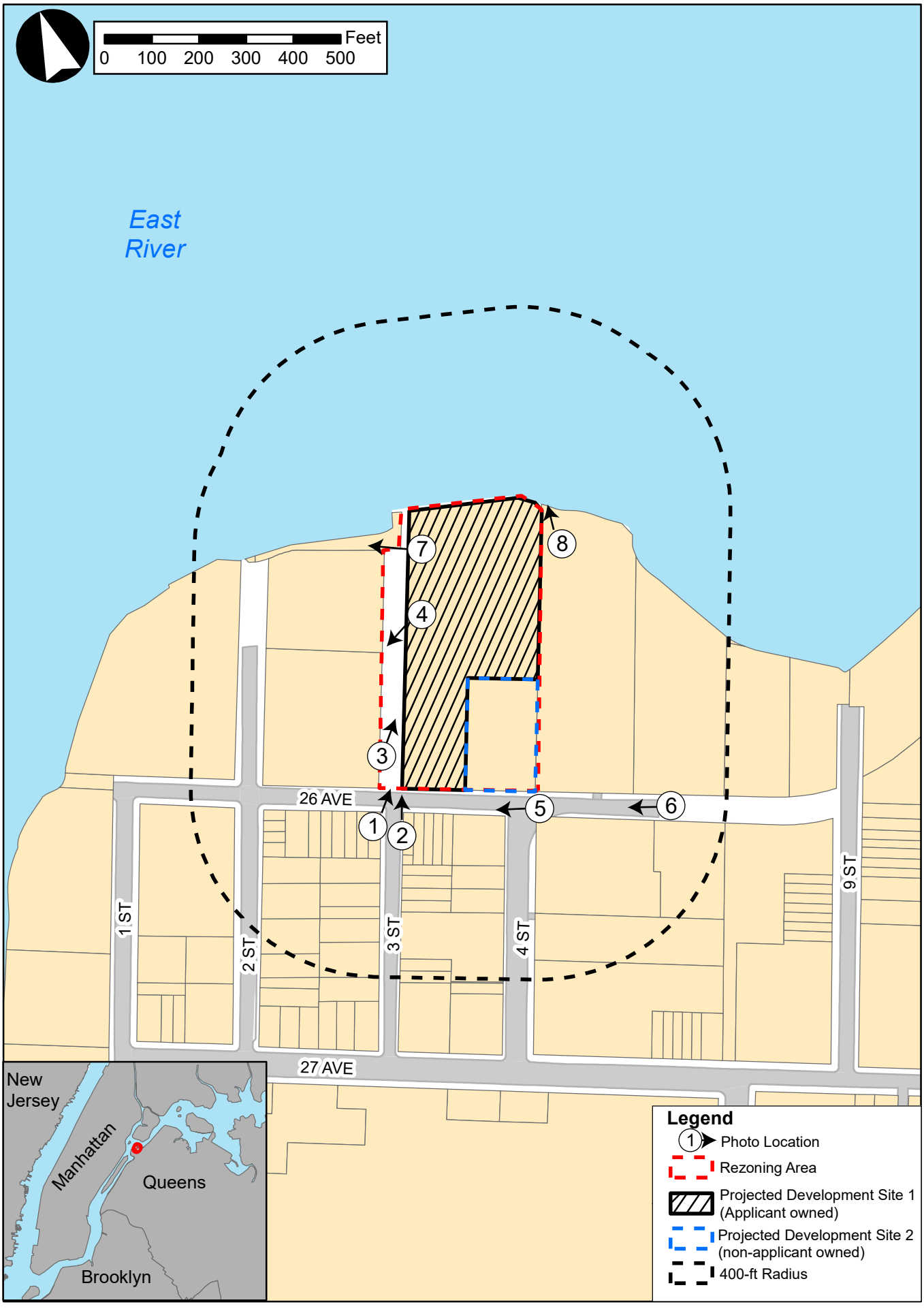
Legend

- Zoning District Boundary
- **Commercial Overlay**
- C1-3
- C1-4
- C2-3
- C2-4

Halletts North

Figure A-2

Exisiting and Proposed Zoning Map


Feet
0 100 200 300 400 500
East River
26 AVE
27 AVE
1 ST
2 ST
3 ST
4 ST
9 ST
1
2
3
4
5
6
7
8
New Jersey
Manhattan
Queens
Brooklyn
Legend
Photo Location
Rezoning Area
Projected Development Site 1 (Applicant owned)
Projected Development Site 2 (non-applicant owned)
400-ft Radius



1. View of Projected Development Site 1 looking north from 26th Avenue



2. View of Projected Development Site 1 looking north from 26th Avenue



3. View of Projected Development Site 1 looking northeast



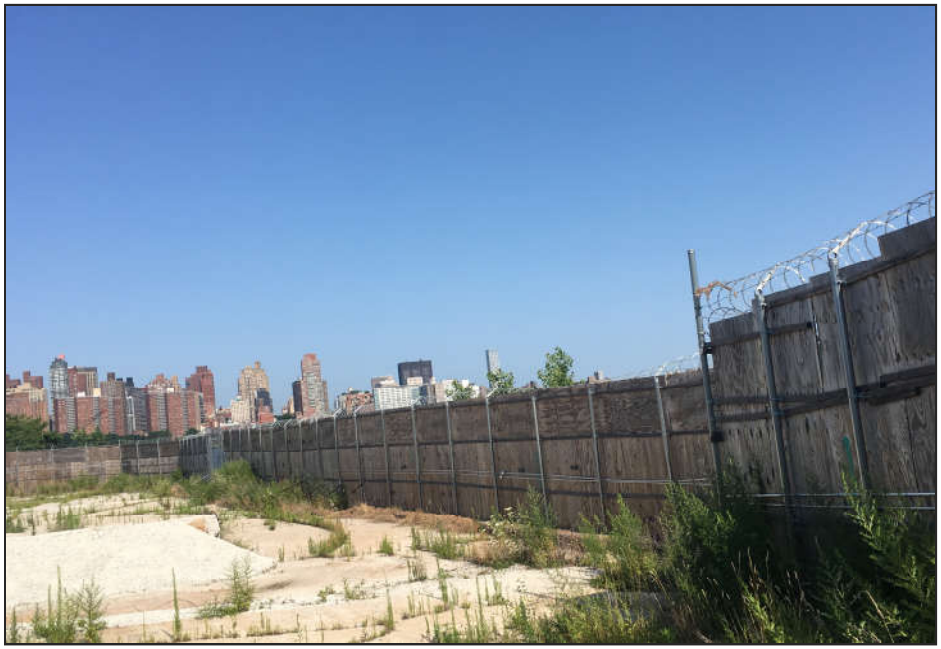
4. View of Projected Development Site 1 looking southwest



5. View of Projected Development Sites 1 & 2 looking west along 26th Avenue



6. View of Projected Development Sites 1 & 2 looking west along 26th Avenue



7. View of Projected Development Site 1 looking west



8. View of Projected Development Site 1's waterfront edge

vehicular and pedestrian circulation. Thus, the Proposed Actions would allow for the creation of physical and visual access to the waterfront, including a publicly accessible waterfront esplanade.

The proposed waterfront special permit for modification of height and setback requirements are needed in order to redistribute floor area across Projected Development Site 1, thereby creating a site plan and building layout and design that, according to the Applicant, is superior to what would be allowed as-of-right under the proposed zoning district. The proposed modification of waterfront access requirements would serve to facilitate an improved open space plan compared to what could be developed as-of-right.

IV. DESCRIPTION OF THE PROPOSED ACTIONS

Proposed Zoning Map Changes

The Proposed Actions include an amendment of the City's zoning map to rezone the Project Area from the existing M1-1 to R7-3 with a C2-4 commercial overlay. The proposed zoning district would allow residential uses on the entire Project Area, which is prohibited under the existing M1-1 zoning. It would also allow a wider range of commercial uses through the mapping of a commercial overlay.

From M1-1 to R7-3

The existing low-density M1-1 zoning designation would be replaced with a contextual medium-density R7-3 residential zoning district, which would allow residential development. The Project Area is located directly adjacent to an existing R7-3 zoning district and directly north of a R6 zoning district. Therefore, the proposed zoning map change would extend residential zoning with similar districts.

The existing M1-1 zoning is a light manufacturing district with high performance standards that permits Use Groups 5 through 14, 16, and 17 as-of-right and has a maximum FAR of 1.0 for commercial and industrial uses. Certain community facility uses (Use Group 4) such as houses of worship and schools are also allowed in M1-1 districts up to an FAR of 2.4; residential uses are not permitted. M1-1 zoning districts typically act as buffers between M2 and M3 heavy manufacturing zoning districts and adjacent residential or commercial zoning districts.

The proposed R7-3 zoning district would be mapped on Block 911, Lots 1 and 49. R7-3 is a medium-density residential district that permits Use Groups 1 through 4 as-of-right and permits a maximum FAR of 6.0 with the Mandatory Inclusionary Housing Program for residential uses and permits a maximum FAR of 5.0 for community facility uses on waterfront blocks.

C2-4 Commercial Overlays

A C2-4 commercial overlay is proposed to be mapped on the entirety of the rezoning area. C2 commercial overlays are mapped along streets within residential districts that serve the local retail needs of the surrounding residential neighborhood. Typical retail uses include grocery stores, restaurants, and beauty parlors. C2 districts permit a slightly wider range of uses than C1 districts, such as funeral homes and repair services. In R7-3 districts, C2 commercial overlays permit ground floor retail uses up to 2.0 FAR in mixed residential/commercial buildings; buildings without residential uses would also be allowed 2.0 FAR of commercial uses.

The proposed C2-4 commercial overlay would allow for local retail development in the area.

Proposed Zoning Text Amendment

The Applicant is proposing to map the proposed rezoning area as a Mandatory Inclusionary Housing (MIH) Area (Options 1 or 2) by creating a new map for Queens Community District 1 in Appendix F of the New York City Zoning Resolution. An MIH Area requires affordable housing to be provided equivalent to either 25 percent (60% of Area Median Income, or AMI) or 30 percent (80% AMI) of the residential floor area developed. The MIH Area sets a new maximum permitted residential FAR which supersedes the FAR permitted by the underlying zoning district. With both the designation of the proposed rezoning area as an MIH Area and its rezoning to R7-3/C2-4, the maximum permitted FAR within the proposed rezoning area would be 6.0. Mapping of the MIH Area would facilitate development of approximately 350 affordable housing units on Projected Development Site 1, as the Applicant would provide affordable housing equivalent to 25 percent of the residential floor area pursuant to MIH Option 1.

City Map Amendment

The Proposed Actions involves a change to the City Map, including the elimination of 3rd Street between 26th Avenue and the waterfront. Third Street, north of 26th Avenue, is a privately owned mapped street but currently unbuilt and is considered part of Projected Development Site 1. As a result of the proposed mapping action, 3rd Street would be demapped but would be built out to provide public access to the proposed development as well as the proposed waterfront esplanade. Third Street would function as a public right-of-way for vehicular and pedestrian traffic. Third Street would have a width of 50 feet, including a 22-foot travel way and two 13'-6" sidewalks. New infrastructure to support the Proposed Project would be placed within 3rd Street. The proposed new sidewalks and street would connect the proposed new development with the surrounding neighborhood and allow for pedestrian and vehicle use.

Waterfront Special Permit

The Proposed Project would require a waterfront special permit to modify height and setback regulations. A special permit pursuant to ZR 62-837(a) would allow for the granting of waivers for height and setback regulations for a development on a zoning lot within a waterfront block. This is being requested in order to achieve, according to the Applicant, a better site plan and an enhanced relationship between Projected Development Site 1, streets, open space and the waterfront.

Waterfront Authorizations and Certifications

The Proposed Project would require an authorization pursuant to ZR 62-822 (b) and ZR 62-822 (c) to modify requirements within the waterfront public access area and for phased development of the waterfront public access area, as modified by the above-referenced authorizations. In addition, the Applicant would seek certification by the CPC Chairperson for compliance with waterfront public access and visual corridor requirements, as modified by the above-referenced authorizations, pursuant to ZR §62-811 (a ministerial action). The proposed authorizations and certification would allow, according to the Applicant, development of a waterfront public access area that is superior in access, layout and amenities that will substantially add to the public use and enjoyment of the waterfront.

Additional Actions - Not Subject to City Planning Commission Approval

As a portion of Projected Development Site 1 falls within a New York State Department of Environmental Conservation (NYSDEC)-regulated tidal wetland adjacent area, the Proposed Project will require approvals from NYSDEC and the U.S. Army Corps of Engineers (USACE) for the proposed shoreline hardening measures required to raise the site. In addition, a new stormwater outfall is proposed to be located at 3rd Street to enable direct discharge of stormwater flows into the East River. The outfall would be permitted by NYSDEC and USACE, and the stormwater generated on-site would be treated for water quality prior to discharge. Additionally, a State Pollution Discharge Elimination System (SPDES) permit from the NYSDEC will be required for stormwater discharges during the construction period because construction on Projected Development Site 1 involves more than one acre.

V. DESCRIPTION OF THE PROPOSED PROJECT

The Applicant is proposing several actions to facilitate a new mixed-use, predominantly residential, development on Projected Development Site 1. The Proposed Actions described above will facilitate a new approximately 1,044,452 gsf mixed-use development on approximately 164,392 sf of lot area. It is expected that this Proposed Project would include the following components:

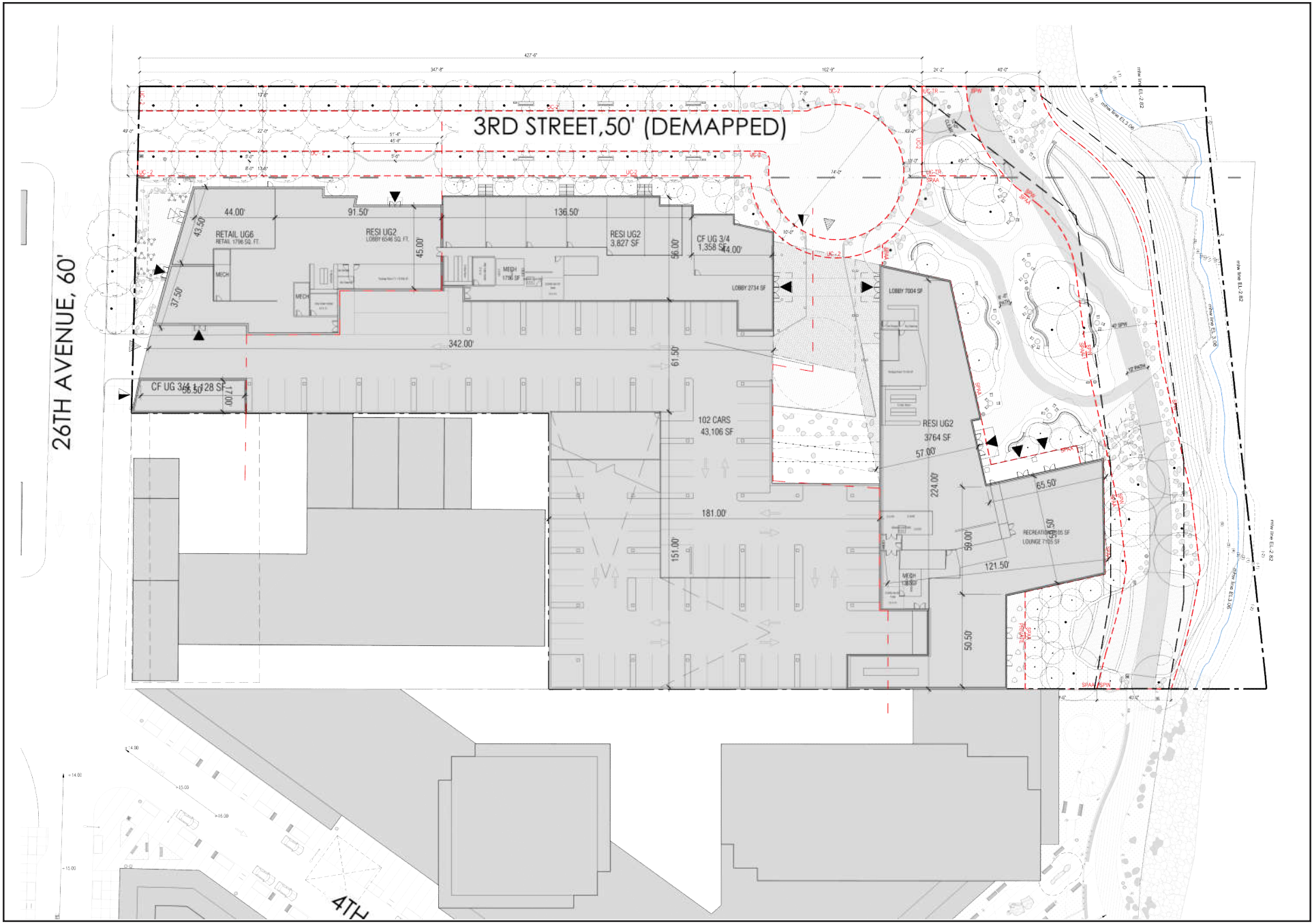
- Up to approximately 1,031,117 gsf of residential uses, comprising a total of approximately 1,400 DUs, of which 350 DUs would be affordable;
- Approximately 3,590 gsf of local retail space;
- Approximately 9,745 gsf of community facility space;
- Approximately 525 accessory parking spaces;
- Approximately 41,363 sf (0.95 acres) of publicly accessible open space.

In conjunction with the Proposed Project, the mapped but unbuilt portion of 3rd Street between 26th Avenue and the waterfront, which is privately owned, would be demapped and built out to provide public vehicular and pedestrian access to the Proposed Project and the waterfront (see **Figure A-4**).

Figure A-4 provides a preliminary site plan for the Proposed Project. As shown in this preliminary plan, the Proposed Project would be accessible via entrances/exits on the north side of 26th Avenue and the east side of 3rd Street. As shown in **Figure A-4**, the Proposed Project would be comprised of three towers located along the waterfront north of 26th Avenue.

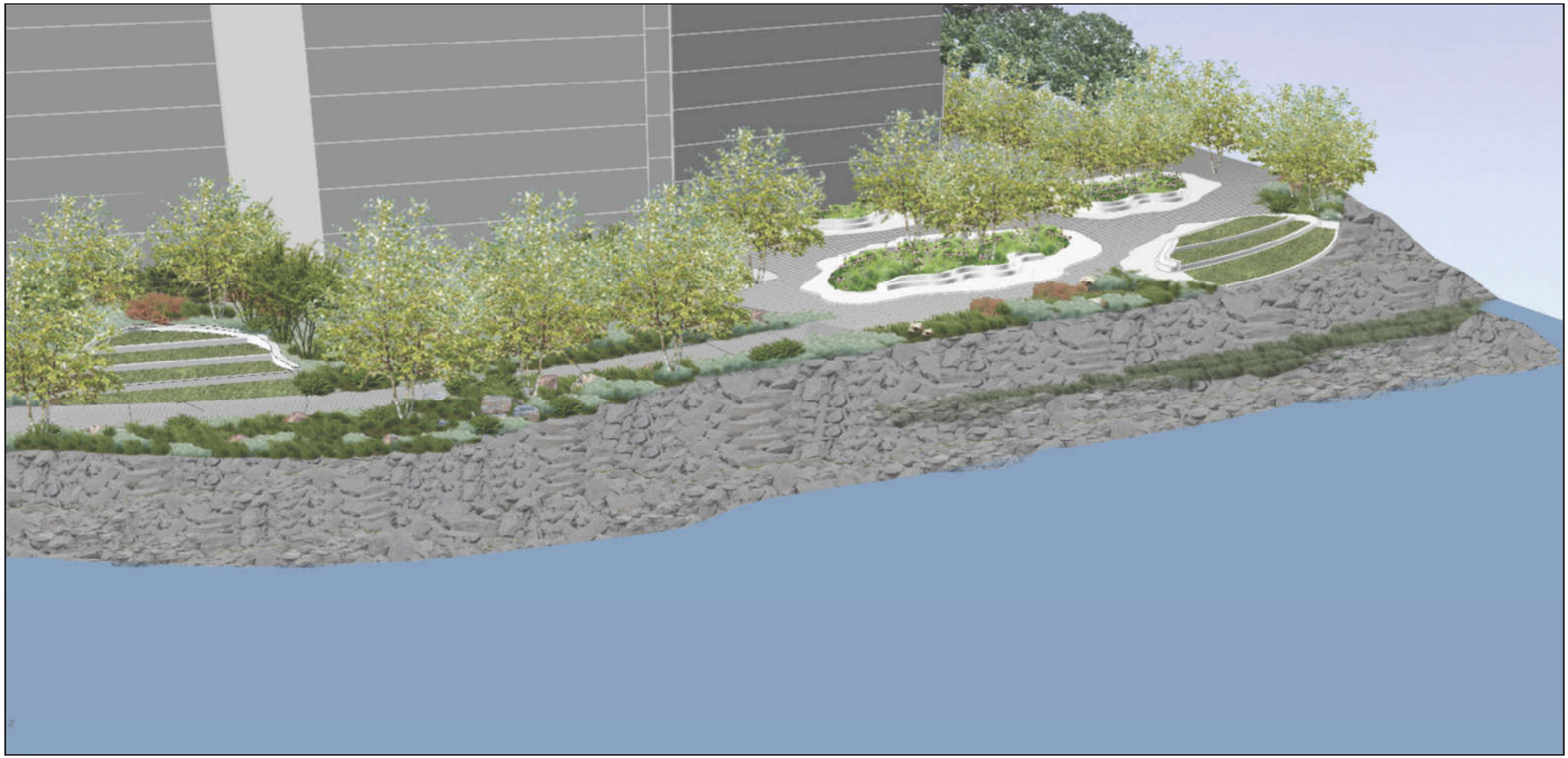
The Proposed Project would include approximately 41,363 sf (0.95 acres) of publicly accessible open space, which would include a waterfront esplanade that would run along the entire length of Projected Development Site 1, providing multi-layered active and passive recreation space (see **Figure A-5**).

Figure A-6 provides preliminary massing diagrams. As illustrated in the figure, the buildings comprising the Proposed Project will range in height from 22-stories on the southern portion of Projected Development Site 1 to a maximum of 35-stories on the waterfront. The Proposed Project would have a podium height of 110 feet that would be topped with three towers ranging in heights between 230 feet and 350 feet.



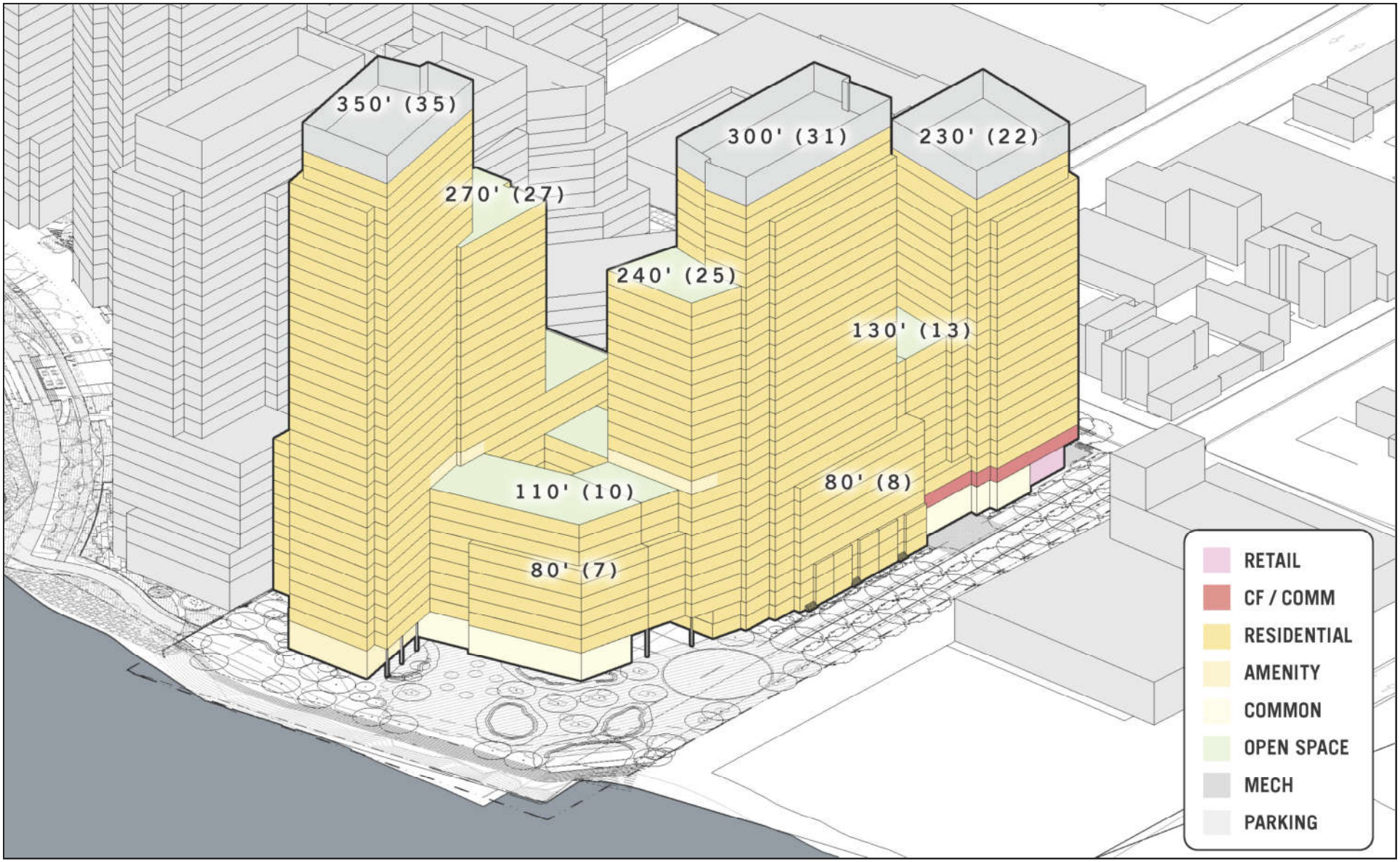
Halletts North

Figure A-4
Projected Development Site 1 - Proposed Ground Floor Plan
For Illustrative Purposes Only



Source: Ken Smith Workshop

Figure A-5
Projected Development Site 1 - Proposed Waterfront Open Space
For Illustrative Purposes Only



Source: Studio V Architecture, PLLC

Halletts North

Figure A-6
Projected Development Site 1 - Proposed Massing
For Illustrative Purposes Only

Parking for the Proposed Project would be above-grade and accessed via 3rd Street and 26th Avenue.

VI. ANALYSIS FRAMEWORK AND REASONABLE WORST-CASE DEVELOPMENT SCENARIO (RWCDS)

In order to assess the potential effects of the Proposed Actions, a reasonable worst-case development scenario (RWCDS) for both "future No-Action" (No-Action) and "future with the Proposed Action" (With-Action) conditions will be analyzed for an analysis year, or Build Year, of 2031. The future With-Action scenario identifies the amount, type and location of development that is expected to occur by the end of 2031 as a result of the Proposed Actions. The No-Action scenario identifies development projections for 2031 absent the Proposed Actions. The effect of the Proposed Actions would be the incremental change in conditions between the No-Action and With-Action scenarios.

Identification of Development Sites / Affected Area

According to the *CEQR Technical Manual*, the following factors, commonly referred to as "soft site criteria," are generally considered when evaluating whether some amount of development would likely be constructed by the Build Year as a result of Proposed Actions:

- The uses and bulk allowed: Lots located in areas where changes in use would be permitted and/or contain buildings built to substantially less than the maximum allowable floor area ratio (FAR) under the existing zoning are considered "soft" enough such that there would likely be sufficient incentive to develop in the future, depending on other factors specific to the area (e.g., the amount and type of recent as-of-right development in the area, recent real estate trends, site specific conditions that make development difficult, and issues relating to site control or site assemblage that may affect redevelopment potential); and
- Size of the development site: Lots must be large enough to be considered "soft." Generally, lots with a small lot size are not considered likely to be redeveloped, even if they are currently built to substantially less than the maximum allowable FAR. A small lot is often defined for this purpose as 5,000 sf or less, but the lot size criteria is dependent on neighborhood-specific trends, and common development sizes in the study area should be examined prior to establishing this criteria.

However, the following uses and types of buildings that meet the soft site criteria are typically excluded from development scenarios because they are unlikely to be redeveloped as a result of Proposed Action:

- Full block and newly constructed buildings with utility uses, as these uses are often difficult to relocate;
- Lots where construction is actively occurring, or has recently been completed, as well as lots with recent alterations that would have required substantial capital investment, unless recently constructed or altered lots were built to less than or equal to half of the maximum allowable FAR under the proposed zoning;
- Lots whose location or irregular shape would preclude or greatly limit future as-of-right development. Generally, development on irregular lots does not produce marketable floor space;
- Long-standing institutional uses with no known development plans; or

- Multi-unit buildings (existing individual buildings with six or more residential units, and assemblages of buildings with a total of 10 or more residential units, are unlikely to be redeveloped because of the required relocation of tenants in rent-stabilized units).

Definition of Projected and Potential Development Sites

To produce a reasonable, conservative estimate of future growth, identified development sites are typically divided into two categories: projected development sites and potential development sites. Projected development sites are considered more likely to be developed within the analysis period for the Proposed Actions (i.e. by 2031), while potential sites are considered less likely to be developed over the same period.

As shown below in **Table A-1**, the Applicant-owned Projected Development Site 1 is considered a Projected Development Site, as in the future with the Proposed Actions the Applicant intends to develop the site with a mixed-use building, as detailed above. As shown in **Table A-1** and discussed below in the "Future with the Proposed Actions" section, one other Projected Development Site has been identified in the proposed rezoning area: Block 911, Lot 49 ("Projected Development Site 2"). This property is not owned or controlled by the Applicant.

Block 911, Lot 49 currently accommodates a vacant 28,750 gsf warehouse/industrial building. Because the Proposed Actions would permit residential and commercial uses within the proposed rezoning area, this lot would be able to redevelop. Therefore, this lot is considered a Projected Development Site in the RWCDS (see **Table A-1** below).

Future without the Proposed Actions (No-Action Condition)

It is assumed that under the No-Action scenario, Projected Development Site 1 would be developed as a warehouse use. The existing M1-1 zoning permits a 1.0 FAR for manufacturing and commercial uses. It is assumed that Projected Development Site 1 would be developed with a 2-story 172,612 gsf warehouse and 82 accessory parking spaces.

Under the No-Action condition, it is assumed that the existing vacant warehouse building on Projected Development 2 would be re-occupied with 28,750 gsf of warehouse uses and 14 accessory parking spaces.

Future with the Proposed Actions (With-Action Condition)

In the future with the Proposed Actions (the With-Action condition), the proposed zoning map amendment and zoning text amendment would be implemented in the Project Area. As such, the Project Area would be remapped as a R7-3/C2-4 district, and would be designated as an MIH Area. Under With-Action conditions, the maximum allowable FAR in the Project Area would increase to 6.0 when fully utilizing the additional FAR under the MIH Program.

As detailed above in the "Description of the Proposed Development," the Applicant intends to redevelop Projected Development Site 1 with a mixed-use building with an overall FAR of 6.0. Because this would maximize the floor area allowable on the Development Site, the Proposed Project is the RWCDS With-Action condition for Projected Development Site 1.

As detailed in **Table A-1**, under the With-Action RWCDS, Projected Development Site 1 would be developed with an approximately 1,044,457 gsf development containing 1,400 DUs (of which 350 would be affordable), 3,590 gsf of retail space, 9,745 gsf of community facility space, and 525 accessory parking spaces. As a result of the Proposed Project, 3rd Street, which is a mapped but unbuilt street north of 26th Avenue, would be demapped and built to allow public vehicular and pedestrian access. Access to the 525-space accessory parking garage would be via 3rd Street and 26th Avenue. The Proposed Project would also contain 41,363 sf of publicly accessible open space along the waterfront that would run along the entire length of Projected Development Site 1, providing multi-layered active and passive recreation space.

It is also expected that Lot 49 in the proposed rezoning area would be redeveloped in the future with the Proposed Actions, in accordance with the proposed R7-3/C2-4 zoning district. This site is anticipated to be redeveloped with a 219,296 gsf building containing 265 DUs (of which 66 would be affordable), approximately 15,000 gsf of commercial retail uses, and 115 accessory parking spaces.

In accordance with the City's MIH policy, under the Proposed Actions, the Applicant will choose either MIH Option 1 or 2, which would require 25 or 30 percent of the residential floor area be designated as affordable housing units for residents with incomes averaging between 60 and 80 percent of AMI and none of the units exceeding 130 percent of AMI. As discussed above, the Applicant intends on designating 25 percent of the residential floor area of the Proposed Project as affordable housing units (350 DUs).

As shown in **Table A-1**, the With-Action RWCDS development would result in approximately 1,235,413 gsf of residential space, 18,590 gsf of retail space, and 9,745 gsf of community facility space on Block 911. The Proposed Actions would result in 1,665 DUs on the Projected Development Sites, of which 416 would be affordable units. In addition, the Proposed Actions would result in a total of 640 accessory parking spaces.

TABLE A-1:
With-Action Scenario – Projected Development Sites on Block 911

Lot	Lot Area (sf)	Max. FAR	Max. Residential		Max. Commercial SF	Max. Community Facility SF	Max. Total Building SF	Max. Parking Spaces	Max. Building Height
			SF	DUs					
Projected Sites									
1 (Projected Development Site 1)	164,392	6.0	974,000 zsf (1,031,117 gsf)	1,400 (350 affordable)	3,500 zsf (3,590 gsf)	9,500 zsf (9,745 gsf)	987,000 zsf (1,044,452 gsf)	525	349'
49 (Projected Development Site 2)	34,853	6.0	194,568 zsf (204,296 gsf)	265 (66 affordable)	14,550 zsf (15,000 gsf)	0	209,118 zsf (219,296 gsf)	115	150'
Total RWCDS With-Action Projected Development on Block 911:			**1,168,568 zsf (1,235,413 gsf)**	**1,665 (416 affordable)**	**18,050 zsf (18,590 gsf)**	**9,500 zsf (9,745 gsf)**	**1,196,118 zsf (1,263,748 gsf)**	**640**	-

Notes: The Applicant-owned Projected Development Site is highlighted.

Reasonable Worst-Case Development Scenario for Analysis Purposes

As summarized in **Table A-2**, compared to future conditions without the Proposed Actions, the RWCDS anticipates that the Proposed Actions would result in a net increase of 1,665 dwelling units (approximately 1,235,413 gsf), 18,590 gsf of retail space, 9,745 gsf of community facility space, and 544 accessory parking spaces, as well as a reduction of approximately 201,362 gsf of industrial/warehouse space. The Proposed

Actions would result in an increase of 3,880 residents and a net reduction of 106 employees. This net increment will represent the basis for environmental analyses in the EIS.

Table A-2: Net Change in Land Uses as a Result of the Proposed Actions

Use	No-Action	With-Action	Net Increment
Residential	--	1,235,413 gsf 1,665 DU	+1,235,413 gsf +1,665 DU
Retail	--	18,590	+18,590 gsf
Industrial/Warehouse	201,362	--	-201,362 gsf
Community Facility	--	9,745 gsf	+9,745 gsf
Accessory Parking Spaces	96	640	+544
Public Open Space	--	41,363 sf	+41,363 sf
Employees	202	162	-40
Residents	--	3,880	+3,880

VII. APPROVALS REQUIRED

As stated above, the Proposed Actions requires City Planning Commission (CPC) and City Council approvals through the Uniform Land Use Review Procedure (ULURP). The discretionary actions required for the Proposed Actions include:

- Zoning Map Amendment to rezone the Project Area from an M1-1 to an R7-3/C2-4 district (Zoning Map 9a);
- Zoning Text Amendment to modify Appendix F of the Zoning Resolution (ZR) to include the Rezoning Area as a Mandatory Inclusionary Housing Area (MIHA);
- A City Map amendment to eliminate 3rd Street between 26th Avenue and the waterfront;
- Waterfront Special Permit to waive height and setback regulations (ZR 62-837(a));
- Waterfront Authorization to modify requirements within the waterfront public access area (ZR 62-822(b));
- Waterfront Authorization for phased developments (ZR 62-822(c)).

All of the above actions are also subject to the City Environmental Quality Review (CEQR) procedures. The ULURP and CEQR review processes are described below.

Development of the Proposed Project requires approvals from the CPC for the following ministerial action:

- A certification by the Chairperson of the City Planning Commission (CPC) pursuant to ZR 62-811 pertaining to the provision of waterfront public access areas and visual corridors.

Attachment B

Supplemental Screening

Halletts North
Attachment B:
Additional Technical Information for EAS Part II: Technical Analysis

1. Land Use, Zoning and Public Policy

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

The Proposed Actions include a series of land use actions including zoning map and zoning text amendments that would affect an approximately 199,245 sf area in the Astoria neighborhood of Queens Community District 1. Several public policies are applicable to portions of the Project Area and surrounding study area, including Housing New York: 2.0, the New York City Waterfront Revitalization Program (WRP), and the City's sustainability plan known as OneNYC 2050. Therefore, 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

According to the *CEQR Technical Manual,* the five principal issues of concern with respect to socioeconomic conditions are whether a proposed action would result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on specific industries. According to the *CEQR Technical Manual*, a socioeconomic assessment should be conducted if an action may reasonably be expected to create substantial socioeconomic changes in an area. This can occur if an action would directly displace a residential population, substantial numbers of businesses or employees, or eliminate a business or institution that is unusually important to the community. It can also occur if an action would bring substantial new development that is markedly different from existing uses and activities in the neighborhood, and therefore would have the potential to lead to indirect displacement of businesses or residents from the area.

As detailed in the Draft Scope of Work, the following describes the level of assessment that is warranted and the scope of analysis for the five principal socioeconomic issues of concern.

Direct Residential Displacement

According to the *CEQR Technical Manual*, if a project would directly displace more than 500 residents, it may have the potential to alter the socioeconomic character of a neighborhood and a preliminary assessment of direct residential displacement is appropriate. The Proposed Actions would not result in

the direct displacement of existing residents from the Projected Development Sites identified as part of the RWCDS. Accordingly, a direct residential displacement assessment is not warranted and will not be provided in the EIS.

Direct Business Displacement

According to the *CEQR Technical Manual*, if a project would directly displace more than 100 employees, a preliminary assessment of direct business displacement is appropriate. As discussed in Attachment A, "Project Description," there are no existing business on the Projected Development Sites. Therefore, the Proposed Actions would not directly displace any employees. Therefore, an assessment of direct business displacement is not warranted and will not be provided in the EIS.

Indirect Residential Displacement

The Proposed Actions would result in a net increment of more than 200 new residential units, which is the *CEQR Technical Manual* threshold for assessing the potential indirect effects of an action. Therefore, an assessment of indirect residential displacement will be provided in the EIS, as described in the Draft Scope of Work.

Indirect Business Displacement

The concern with respect to indirect business and institutional displacement is whether a proposed project could lead to increases in property values, and thus rents, making it difficult for some businesses or institutions to remain in the area. The Proposed Actions would not introduce more than 200,000 square feet (sf) of new commercial uses to the Project Area, which is the CEQR threshold for "substantial" new development warranting assessment. Accordingly, an indirect business displacement assessment is not warranted and will not be provided in the EIS.

Adverse Effects on Specific Industries

Based on the guidelines in the *CEQR Technical Manual*, an assessment is appropriate if a project is expected to affect conditions within a specific industry. This could affect socioeconomic conditions if a substantial number of workers or residents depend on the goods or services provided by the affected businesses, or if the project would result in the loss or substantial diminishment of a particularly important product or service within the city. The proposed rezoning area includes a vacant lot and a vacant industrial/warehouse building. Moreover, the Proposed Actions are limited to a one-block area and does not include any citywide regulatory change that would adversely affect the economic and operational conditions of certain types of businesses or processes. The RWCDS With-Action condition would include 18,590 gsf of local retail space that, as is typical throughout the City, would serve local residents, workers, and others present in the area. Although the Proposed Actions would add retail to the area to complement the increased residential population in the area, it is not expected to result in significant adverse effects on specific industries. Accordingly, a specific industries assessment is not warranted and will not be provided in the EIS.

3. Community Facilities and Services

Community facilities are public or publicly funded schools, libraries, child care centers, health care facilities and fire and police protection. An analysis examines an action's potential effect on the services provided by these facilities. An action can affect facility services directly, when it physically displaces or alters a community facility; or indirectly, when it causes a change in population that may affect the services delivered by a community facility.

The Proposed Actions would not result in the direct displacement any existing community facilities or services, nor would they affect the physical operations of or access to and from any police or fire stations. Therefore, the Proposed Actions would not have any significant adverse direct impacts on existing community facilities or services.

New population added to an area as a result of an action would use existing services, which may result in potential indirect effects on service delivery. The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from a proposed action. As per the *CEQR Technical Manual*, depending on the size, income characteristics, and age distribution of the new population, an action may have indirect effects on public schools, libraries, or child care centers. The RWCDS associated with the Proposed Actions would introduce approximately 1,665 additional dwelling units to the area, with an estimated 3,880 residents. A discussion of the Proposed Actions' potential effects on community facilities is provided below.

Public Schools

If an action introduces less than 50 elementary and middle school age children, or 150 high school students, an assessment of school facilities is not required. According to *CEQR Technical Manual* guidelines, in Queens Community School District 30, the 50-student threshold for analysis of elementary/middle school capacity is achieved if an action introduces at least 335 residential units; the threshold for analysis of high school capacity is 1,666 residential units. As the RWCDS for the Proposed Actions would result in the addition of approximately 1,665 residential units, it exceeds the CEQR threshold for elementary, middle, and high schools, and therefore, a detailed analysis of public elementary, intermediate and high schools will be provided in the EIS, as described in the Draft Scope of Work.

Libraries

According to the guidelines established in the *CEQR Technical Manual*, if a proposed action increases the number of residential units served by the local library branch by more than 5 percent, then an analysis of library services is necessary. In Queens, the introduction of 622 residential units would represent a five percent increase in dwelling units per branch. As the RWCDS associated with the Proposed Actions would result in the addition of approximately 1,665 dwelling units to the study area compared to No-Action conditions, it exceeds the CEQR threshold for a detailed analysis, and an analysis will be provided in the EIS, as described in the Draft Scope of Work.

Early Childhood Programs

The *CEQR Technical Manual* requires a detailed analysis of early childhood programs when a proposed action would produce substantial numbers of subsidized, low-to moderate-income family housing units

that may therefore generate a sufficient number of eligible children to affect the availability of slots at public day care centers. Typically, proposed actions that generate 20 or more eligible children under age six require further analysis. According to Table 6-1 of the *CEQR Technical Manual*, the number of dwelling units to yield 20 or more eligible children under age six in Queens would be 139 affordable housing units. The RWCDS associated with the Proposed Actions would result in a net increment of approximately 1,665 dwelling units, of which up to approximately 416 units would be affordable. As discussed in **Attachment A, "Project Description,"** in accordance with the City's MIH policy, under the Proposed Actions, the Applicant will choose either MIH Option 1 or 2, which would require 25 or 30 percent of the residential floor area be designated as affordable housing units for residents with incomes averaging between 60 and 80 percent of AMI and none of the units exceeding 130 percent of AMI. The Applicant intends on designating 25 percent of the residential floor area of the Proposed Project as affordable housing units (350 DUs). However, as Options 1 and 2 require that at least 25 or 30 percent of the residential floor area be reserved for residents with incomes averaging 60 to 80 percent of AMI, some of these MIH units would be affordable to households earning more than 60 to 80 percent of AMI. Per guidance in the *CEQR Technical Manual*, only units at 80% AMI or below are considered income-restricted for the purposes of the child care analysis. Therefore, for conservative CEQR child care analysis purposes, 20 percent of the overall residential floor area of the RWCDS (approximately 333 DUs) is assumed to be set aside for "affordable" residential units, which refers to the amount residential units that would accommodate households earning 60 to 80 percent (or below) of AMI. As such, the Proposed Actions exceed the threshold for an analysis of early childhood programs, and an analysis will be provided in the EIS, as described in the Draft Scope of Work.

Police/Fire Services and Health Care Facilities

According to the *CEQR Technical Manual*, a detailed analysis of police and fire services and health care facilities is required if a proposed action would (a) introduce a sizeable new neighborhood where one has not previously existed, or (b) would displace or alter a hospital or public health clinic, fire protection services facility, or police station. As the Proposed Actions would not result in any of the above, no significant adverse impacts would be expected to occur, and a detailed analysis of police/fire services and health care facilities is not required.

4. Open Space

Based on the *CEQR Technical Manual*, an open space assessment is typically warranted if an action would directly affect an open space or if it would increase the population by more than:

- 350 residents or 750 workers in areas classified as "well-served areas;"
- 25 residents or 125 workers in areas classified as "underserved areas;"
- 200 residents or 500 workers in areas that are not within "well-served" or "underserved areas."

Maps in the Open Space appendix of the *CEQR Technical Manual* identify the proposed rezoning area as not within a "well-served" or a "underserved area." As the RWCDS for the Proposed Actions would introduce 3,880 new residents to the area, the RWCDS 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, as described in the Draft Scope of Work.

5. Shadows

The *CEQR Technical Manual* requires a shadow assessment for a proposed action that would result in a new structure(s), or addition(s) to existing structure(s) that are greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. 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., Astoria Park, Whitey Ford Field, East River, etc). Therefore, the Proposed Actions and RWCDS have the potential to cast new shadows on nearby open spaces. As such, consistent with the guidelines of the *CEQR Technical Manual*, 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, as described in the Draft Scope of Work.

6. Historic and Cultural Resources

A historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites directly affected by the proposed action and in the area surrounding identified development sites.

The proposed rezoning area does not encompass any designed historic resources and there are no designated historic resources within 400-feet of the Project Area. The New York City Landmarks Preservation Commission (LPC) provided an Environmental Review letter related to architecture for the Project Area, dated February 10, 2020, indicating that the tax lots comprising the Project Area have no architectural significance (see **Appendix 2**). Accordingly, an architectural resources assessment is not warranted and will not be provided in the EIS.

According to the *CEQR Technical Manual*, archaeological resources are only considered in those areas where new excavation and ground disturbance would occur (i.e. the Project Area). The Proposed Actions would result in additional in-ground disturbance in the Project Area and as such has the potential to affect archaeological resources if present. The LPC Environmental Review letter related to archaeology for the Project Area, dated February 10, 2020, indicating that the tax lots comprising the Project Area have no archaeological significance (see **Appendix 2**). Accordingly, an archaeological resources assessment is not warranted and will not be provided in the EIS.

7. Urban Design and Visual Resources

The *CEQR Technical Manual* outlines an assessment of urban design when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. According to the *CEQR Technical Manual*, a preliminary analysis of urban design and visual resources is considered appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following: 1) projects that permit the modification of yard, height, and setback requirements; and 2) projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed action. The *CEQR Technical Manual* stipulates a detailed analysis for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings.

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. Therefore, a preliminary assessment of urban design and visual resources will be provided in the EIS, as described in the Draft Scope of Work.

8. Natural Resources

Under CEQR, a natural resource is defined as the City's biodiversity (plants, wildlife and other organisms); any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. Such resources include ground water, soils and geologic features; numerous types of natural and human-created aquatic and terrestrial habitats (including wetlands, dunes, beaches, grasslands, woodlands, landscaped areas, gardens, parks, and built structures); as well as any areas used by wildlife.

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. Although the Project Area lies along Hell Gate – a narrow tidal strait in the East River that separates Astoria from Randall's Island/Wards Island – it is mostly paved and developed with shoreline protection measures (riprap). Moreover, it is not anticipated that the Proposed Project would entail any in-water disturbance. However, due to the Project Area's location along the waterfront, an assessment of natural resources is warranted and will be provided in the EIS.

9. Hazardous Materials

According to the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: a) hazardous materials exist on a site and b) an action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment is anticipated. Therefore, the EIS will include an assessment of hazardous materials on the Projected Developments Sites identified in the RWCDS, as described in the Draft Scope of Work.

10. Water and Sewer Infrastructure

The *CEQR Technical Manual* outlines thresholds for analysis of a project's water demand and its generation of wastewater and stormwater. A preliminary analysis of a project's effects on the water supply system is warranted if a project would result in an exceptionally large demand for water (e.g., those that would use more than one million gallons per day), or would be located in an area that experiences low water pressure (e.g., Rockaway Peninsula or Coney Island). A preliminary analysis of a project's effects on wastewater or stormwater infrastructure is warranted depending on a project's proposed density, its location, and its potential to increase impervious surfaces.

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 (refer to **Table B-1**). As shown in **Table B-1**, based on the average daily water use rates provided in Table 13-2 of the

CEQR Technical Manual, it is estimated that the RWCDS associated with the Proposed Actions would use a maximum net total of approximately 343,830 gallons of water per day (gpd).

For wastewater and stormwater conveyance and treatment, the *CEQR Technical Manual* indicates that a preliminary assessment would be needed if a project is located in a combined sewer area and would exceed the following incremental development of residential units or commercial space above the predicted No-Action scenario: (a) 1,000 residential units or 250,000 sf of commercial space or more in Manhattan; or, (b) 400 residential units or 150,000 sf of commercial space or more in the Bronx, Brooklyn, Staten Island or Queens. As the Proposed Actions would result in a net increase of more than 400 residential units compared to No-Action conditions, a preliminary assessment of wastewater and stormwater infrastructure is warranted and will be provided in the EIS. Further detail is provided in the Draft Scope of Work.

TABLE B-1
Expected Water Demand and Wastewater Generation on Projected Development Sites-
2031 No-Action vs. 2031 With-Action Conditions[1]

	Land Use	GSF	DUs	Gallons Per Day (gpd)		
				(AC only) Air Conditioning	(Domestic only) Water/ Wastewater Generation	Total (AC + Domestic)
No-Action Condition[2]	Residential	--	--	0	0	0
	Community Facility	--	--	0	0	0
	Commercial	--	--	0	0	0
	Industrial/Warehouse	201,362	--	34,231	20,136	54,367
	Non-Action Total			***34,231***	***20,136***	***54,367***
With-Action Condition[3]	Residential	1,031,117	1,665	--	387,945	387,945
	Community Facility	9,745	--	1,656	974	2,631
	Commercial	18,590	--	3,160	4,461	7,621
	Industrial/Warehouse	0	--	0	0	0
	With-Action Total			***4,186***	***393,380***	***398,197***
	Net Difference: No-Action vs. With-Action Condition					**343,830**

Notes:
[1]Uses *CEQR Technical Manual* water demand rates from Table 13-2 "Water Usage and Sewer Generation rates for Use in Impact Assessment"
Residential- 100 gpd/person;
Retail (includes restaurants and supermarket): domestic- 0.24 gpd/sf and A/C- 0.17 gpd/sf;
Community Facility: domestic- 0.1 gpd/sf and A/C- 0.17 gpd/sf; and
Industrial: domestic- 0.1 gpd/sf and A/C- 0.17 gpd/sf
Per 2014-2018 ACS information for Queens Community District 1, average household size of 2.33 persons per dwelling unit are assumed.
[2] No-Action condition: industrial/warehouse uses are anticipated on Projected Development Sites 1 & 2
[3] With-Action condition: community facility use in the future With-Action condition includes medical office and commercial use includes local retail.

11. Solid Waste and Sanitation Services

A solid waste assessment is warranted if a proposed action would cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. According to the *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons [100,000 pounds] per week or more), thereby resulting in a significant adverse impact. As shown in **Table B-2**, based on the average daily solid waste generation rates provided in Table 14-1 of the *CEQR Technical Manual*, it is

estimated that the RWCDS associated with the Proposed Actions would result in a net increase of approximately 55,122 pounds (lbs) of solid waste per week (35 tons), compared to No-Action conditions. Therefore, an analysis of solid waste and sanitation services is not warranted and will not be provided in the EIS.

TABLE B-2
Expected Solid Waste Generation on Projected Development Sites-
2031 No-Action vs. 2031 With-Action Conditions[1]

	Use	Size (GSF)	Solid Waste Handled by DSNY (lbs/wk.)	Solid Waste Handled by Private Carters (lbs/wk)	Total Solid Waste (lbs/wk)
No-Action Condition[2]	Residential	--	--	--	--
	Community Facility	--	--	--	--
	Commercial	--	-	--	--
	Industrial/Warehouse	201,362	0	16,612	16,612
		No-Action Total	***0***	***16,612***	***16,612***
With-Action Condition[3]	Residential	1,031,117 (1,665 DU)	66,822	0	66,822
	Community Facility	9,745	0	507	507
	Commercial	18,590	0	4,406	4,406
	Industrial/Warehouse	0	0	0	0
		With Action Total	***66,822***	***4,913***	***71,734***
		Net Difference: No-Action v. With Action Condition	**66,822**	**-11,900**	**55,122**

Notes:
[1] Solid waste generation is based on citywide average waste generation rates presented in Table 14-1 of the *CEQR Technical Manual.* Residential use: 41 lbs/wk per dwelling unit; residential employee 13 lbs/wk per employee and 1 employee/25 DU. All community facility uses: 13 lbs/wk. per employee and 4 employees per 1,000 sf. General retail: 79 lbs/wk per employee and 3 employees per 1,000 sf. Industrial/warehouse: used 66 lbs/wk per and 1 employee per 800 sf.
[2] No-Action condition: industrial/warehouse uses assumed on Projected Development Sites 1 & 2.
[3] With-Action condition: community facility use in the future With-Action condition includes medical office and commercial use includes retail.

12. Energy

According to the *CEQR Technical Manual,* a detailed assessment of energy impacts would be limited to actions that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway). 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 (see below). Further detail is provided in the Draft Scope of Work.

Based on the rates presented in Table 15-1 of the *CEQR Technical Manual* and as shown in **Table B-3**, it is estimated that the RWCDS associated with the Proposed Actions would result in a net increase in annual energy consumption of approximately 51,375,959 BTUs (net) over the No-Action condition. According to the *CEQR Technical Manual*, the incremental demand caused by most projects results in incremental supply, and consequently, an individual project's energy consumption often would not create a significant impact on energy supply. Consequently, a detailed assessment of energy impacts would be limited to projects that may significantly affect the transmission or generation of energy. The additional demand generated by the Proposed Actions is not expected to overburden the energy generation, transmission, and distribution system, and would not result in a significant adverse energy impact.

TABLE B-3
2031 No-Action Condition and 2031 With-Action Condition Estimated Energy Consumption[1]

	Use	Size (GSF)	Consumption Rates (Thousand BTU (MBTU)/sf/yr.)	Annual Energy Use (BTUs)
No-Action Condition[2]	Residential	--	--	--
	Community Facility	--	--	--
	Commercial	--	--	--
	Industrial/Warehouse	201,362	554.3	111,614,957
			No-Action Total	***111,614,957***
With-Action Condition[3]	Residential	1,031,117 (1,665 DU)	126.7	156,526,827
	Community Facility	9,745	250.7	2,443,072
	Commercial	18,590	216.3	4,021,017
	Industrial/Warehouse	0	554.3	0
			With-Action Total	***160,547,844***
			Net Difference: No-Action v. With Action Condition	**51,375,959**

Notes:
[1] Consumption rates are front the *CEQR Technical Manual* Table 15-1, "Average Annual Whole-Building Energy Use in New York City"
[2] No-Action condition: industrial/warehouse uses assumed on Projected Development Sites 1 & 2.
[3] With-Action condition: community facility use in the future With-Action condition includes medical office and commercial use includes retail.

13. Transportation

Consistent with the guidelines of the *CEQR Technical Manual*, an assessment of transportation will be provided in the EIS. Based on preliminary estimates for the RWCDS, the Proposed Actions are expected to generate more than 50 additional vehicular trips in the weekday AM, midday, and PM peak hours, as well as the Saturday midday peak hour. The RWCDS is also expected to generate 50 or more vehicles per hour during each of the peak hours through one or more intersections. Therefore, detailed traffic analysis is warranted and will be provided in the EIS, as detailed in the Draft Scope of Work. Furthermore, as described in the Draft Scope of Work, the EIS will document changes in on-and off-street parking utilization in the future No-Action and With-Action conditions, and will include a parking assessment to determine whether the Proposed Actions and associated RWCDS would result in excess parking demand, and whether there is a sufficient number of other parking spaces in the study area to accommodate that excess demand.

Based on preliminary estimates, the RWCDS is expected to generate more than 200 subway trips at one or more stations and more than 50 bus passengers in a single direction on one or more bus routes in the weekday AM, midday and PM peak hours. Therefore, detailed subway and bus transit analyses are warranted and would be provided in the EIS, as detailed in the Draft Scope of Work. The transit analyses will focus on the weekday AM and PM peak commuter hours as it is during these periods that the overall demand on the subway and bus systems is usually highest.

Based on preliminary estimates, there are expected to be more than 200 project-generated pedestrian trips in all peak hours, which include walk-only trips as well as the pedestrian component associated with walking between other modes of travel, such as subway stations, bus stops. Some concentrations of new pedestrian trips exceeding the 200-trip *CEQR Technical Manual* threshold may occur during one or more peak hours along corridors in the immediate vicinity of Projected Development Sites and along corridors connecting these sites to area transit services. Therefore, detailed pedestrian analysis is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

14. Air Quality

Under CEQR, an air quality analysis determines whether a proposed project would result in mobile or stationary sources of pollutant emissions that could have a significant adverse impact on ambient air quality, and also considers the potential of existing sources of air pollution to impact the proposed uses. The Proposed Actions would require an air quality analysis including both mobile and stationary sources (including industrial and/or large emission source analyses) (see Draft Scope of Work).

The Proposed Actions and associated RWCDS would result in the conditions outlined in Section 220 in Chapter 17. The air quality studies for the RWCDS 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, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of air quality will be provided in the EIS. As detailed in the Draft Scope of Work, 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 and Climate Change

The *CEQR Technical Manual* notes that while the need for a greenhouse gas (GHG) emissions assessment is highly dependent on the nature of the project and its potential impacts, the GHG consistency assessment currently focuses on city capital projects, projects proposing power generation or a fundamental change to the City's solid waste management system, and projects being reviewed in an EIS that would result in development of 350,000 sf or more (or smaller projects that would result in the construction of a building that is particularly energy-intense, such as a data processing center or health care facility). The proposed development associated with the RWCDS would exceed 350,000 sf, and therefore a GHG assessment will be provided in the EIS, as discussed in the Draft Scope of Work. As a GHG emissions analysis will be provided in the EIS, pursuant to *CEQR Technical Manual* guidelines the Proposed Actions and associated RWCDS's energy consumption will be calculated and provided in the EIS, as described in the Draft Scope of Work.

According to the *CEQR Technical Manual*, depending on a project's sensitivity, location, and useful life, it may be appropriate to provide a qualitative discussion of the potential effects of climate change on a proposed project in environmental review. Rising sea levels and increases in storm surge and coastal flooding are the most immediate threats in New York City for which site-specific conditions can be assessed, and an analysis of climate change may be deemed warranted for projects at sites located within the 100- or 500-year flood zone. 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, as described in the Draft Scope of Work.

16. Noise

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis would be required if an action generates or reroutes vehicular traffic, if an action is located near a heavily trafficked thoroughfare, or if an action would be within one mile of an existing flight path or within 1,500 feet of existing rail activity (and with a direct line of sight to that rail facility). A noise assessment would also be appropriate if the action would result in a playground or would cause a stationary source to be operating within 1,500 feet of a receptor (with a direct line of sight to that receptor), or if the action would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the action would be located in an area with high ambient noise levels resulting from stationary sources.

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, as described in the Draft Scope of Work.

17. Public Health

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, hazardous materials, construction, and natural resources. The *CEQR Technical Manual* indicates that for most proposed projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area.

As none of the relevant analyses have yet been completed, 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, as described in the Draft Scope of Work.

18. Neighborhood Character

Per the *CEQR Technical Manual*, a neighborhood character assessment considers how elements on the environment combined to create the context and feeling of a neighborhood and how a project may affect that context and feeling. To determine a project's effects on neighborhood character, a neighborhood's contributing elements are considered together.

According to the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in the areas of land use, socioeconomic conditions, open space, urban design and visual resources, historic and cultural resources, transportation, and noise, or when the project may have moderate effects on several of these elements

that define a neighborhood's character. The Proposed Actions are expected to affect one or more of the constituent elements of the proposed rezoning area's neighborhood character, including land use patterns, urban design, historic and cultural resources, and levels of traffic and noise. Therefore, an analysis of the Proposed Actions' effects on neighborhood character will be provided in the EIS, as described in the Draft Scope of Work.

19. Construction

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise patterns, and air quality conditions. In addition, because soils are disturbed during construction, any action proposed for a site that has been found to have the potential to contain hazardous materials should also consider the possible construction impacts that could result from contamination.

According to the *CEQR Technical Manual*, multi-sited projects with overall construction periods lasting longer than two years and which are near to sensitive receptors should undergo a preliminary impact assessment. Therefore, this will be undertaken in the EIS, following the guidelines in the *CEQR Technical Manual*. The preliminary assessment will evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors. 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 in accordance with guidelines contained in the *CEQR Technical Manual* (see Draft Scope of Work).

APPENDIX 1

Waterfront Revitalization Program
Consistency Assessment Form

FOR INTERNAL USE ONLY	WRP No. _____
Date Received: _____	DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: Astoria Owners, LLC

Name of Applicant Representative: Christina Szczepanski, PHA

Address: 102 Madison Avenue, New York, NY 10016

Telephone: 212.929.5656 Email: christinas@phaeng.com

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The Proposed Actions include an amendment of the City's zoning map to rezone the Project Area from the existing M1-1 to R7-3 with a C2-4 commercial overlay, map the proposed rezoning area as a Mandatory Inclusionary Housing (MIH) Area, a waterfront special permit to modify height and regulations, and waterfront authorizations to modify requirements within the waterfront public access area and for phased development of the waterfront public access area.

The Proposed Actions would facilitate a proposal by the Applicant to develop a new approximately 1,044,452 gross square foot (gsf) mixed-use development ("Proposed Project") on approximately 164,392 sf of lot area (the "Development Site"). The Proposed Project would be comprised of approximately 1,400 dwelling units (DUs) (approximately 1,031,117 gsf of residential area), of which 350 DUs would be affordable; approximately 3,590 gsf of local retail space; approximately 9,745 gsf of community facility space; 525 accessory parking spaces; and 41,363 sf of publicly accessible open space. The anticipated Build Year is 2031.

2. Purpose of activity

The Proposed Actions are intended to provide opportunities for new residential, commercial, and community facility development, as well as enhance and upgrade accessibility to the area's waterfront. The Applicant intends for the Proposed Actions to create opportunities for new housing development, including affordable housing, on underutilized and vacant land formerly used for manufacturing purposes and where there is no longer a concentration of industrial activity and strong demand for housing exists.

C. PROJECT LOCATION

Borough: Queens Tax Block/Lot(s): Block 911, Lots 1, 49

Street Address: 3-15 26 Avenue, 3-17 26 Avenue

Name of water body (if located on the waterfront): East River

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☑ Yes ☐ No

- ☐ City Map Amendment
- ☑ Zoning Map Amendment
- ☑ Zoning Text Amendment
- ☐ Site Selection – Public Facility
- ☐ Housing Plan & Project
- ☑ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☑ other) Expiration Date: _____
- ☑ Zoning Certification
- ☑ Zoning Authorizations
- ☐ Acquisition – Real Property
- ☐ Disposition – Real Property
- ☐ Other, explain: _____
- ☐ Concession
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Franchise

Board of Standards and Appeals ☐ Yes ☑ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

- ☐ Legislation
- ☐ Rulemaking
- ☐ Construction of Public Facilities
- ☐ 384 (b) (4) Approval
- ☐ Other, explain: _____
- ☐ Funding for Construction, specify: _____
- ☐ Policy or Plan, specify: _____
- ☐ Funding of Program, specify: _____
- ☐ Permits, specify: _____

State Actions/Approvals/Funding

- ☑ State permit or license, specify Agency: NYSDEC Permit type and number: Tidal Wetland; Stormwater Outfall
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Federal Actions/Approvals/Funding

- ☑ Federal permit or license, specify Agency: USACE Permit type and number: Tidal Wetland; Stormwate
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☐ Yes ☑ No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? ☑ Yes ☐ No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? ☑ Yes ☐ No
3. Is the project located on publicly owned land or receiving public assistance? ☐ Yes ☑ No
4. Is the project located within a FEMA 1% annual chance floodplain? *(6.2)* ☑ Yes ☐ No
5. Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)* ☑ Yes ☐ No
6. Is the project located adjacent to or within a special area designation? *See Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).* ☐ Yes ☑ No

- ☐ Significant Maritime and Industrial Area (SMIA) (*2.1*)
- ☐ Special Natural Waterfront Area (SNWA) (*4.1*)
- ☐ Priority Maritime Activity Zone (PMAZ) (*3.5*)
- ☐ Recognized Ecological Complex (REC) (*4.4*)
- ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (*2.2, 4.2*)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☑	☐	☐
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☑	☐	☐
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☑	☐	☐
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☑	☐	☐
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☑	☐	☐

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☑
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☑
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☑
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☑
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☐	☐	☑
3.1.	Support and encourage in-water recreational activities in suitable locations.	☐	☐	☑
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☐	☐	☑
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☑
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☑
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☑
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☑	☐	☐
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☐	☐	☑
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☐	☐	☑
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☐	☐	☑
4.5	Protect and restore tidal and freshwater wetlands.	☑	☐	☐
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☐	☐	☑
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☐	☐	☑
4.8	Maintain and protect living aquatic resources.	☐	☐	☑

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☑	☐	☐
5.1	Manage direct or indirect discharges to waterbodies.	☑	☐	☐
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☐	☐	☑
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☑	☐	☐
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☐	☐	☑
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☑	☐	☐
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☑	☐	☐
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☑	☐	☐
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☑	☐	☐
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☑
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☑
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☑	☐	☐
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☑	☐	☐
7.2	Prevent and remediate discharge of petroleum products.	☐	☐	☑
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☑	☐	☐
8	**Provide public access to, from, and along New York City's coastal waters.**	☑	☐	☐
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☑	☐	☐
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☑	☐	☐
8.3	Provide visual access to the waterfront where physically practical.	☑	☐	☐
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☑

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☐	☐	☑
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☑	☐	☐
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☑	☐	☐
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☑	☐	☐
9.2	Protect and enhance scenic values associated with natural resources.	☐	☐	☑
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☑
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☑

G. CERTIFICATION

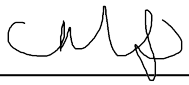
The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Astoria Owners, LLC - Christina Szczepanski, PHA

Address: 102 Madison Avenue, New York, NY 10016

Telephone: 212.929.5656 Email: christinas@phaeng.com

Applicant/Agent's Signature: 

Date: 2/19/21

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the NYS Department of State Office of Planning and Development and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning
Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3696
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State
Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
518-474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- ☐ Copy of original signed NYC Consistency Assessment Form
- ☐ Attachment with consistency assessment statements for all relevant policies
- ☐ For Joint Applications for Permits, one (1) copy of the complete application package
- ☐ Environmental Review documents
- ☐ Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- ☐ Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp

APPENDIX 2

Landmarks Preservation Commission Historic/Archaeological Resources Determination Letter

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-Q
Project: ASTORIA WEST COVE
Date Received: 2/5/2020

Properties with no Architectural or Archaeological significance:

1) 3-15 26 AVENUE, BBL: 4009110001
2) 3-17 26 AVENUE, BBL: 4009110049

Gina Santucci

2/10/2020

SIGNATURE DATE

Gina Santucci, Environmental Review Coordinator

File Name: 34782_FSO_DNP_02102020.docx