DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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NOTICE OF PUBLIC HEARING OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT (CEQR No. 09DCP084Q)

Halletts Point Rezoning

Project Identification
CEQR No. 09DCP084Q
ULURP Nos. C090484ZMQ, N090485ZRQ, C090486ZSQ, N090487ZAQ, N090488ZCQ, C130068MMQ, C130244ZSQ, N130245ZAQ, and N130246ZAQ
SEQRA Classification: Type I

Lead Agency
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The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on April 19, 2013 for a Draft Environmental Impact Statement (DEIS) for the proposed Halletts Point Rezoning project in accordance with Article 8 of the Environmental Conservation Law, City Environmental Quality Review (CEQR), Executive Order No. 91, the New York State Environmental Quality Review Act (SEQRA), 6 NYCRR 617, and the National Environmental Policy Act of 1969 (NEPA). In accordance with 40 CFR 1506.9, the Notice of Availability of the DEIS was published in the Federal Register on May 31, 2013. A public hearing on the DEIS will be held on Wednesday, July 10, 2013, at 10:00 AM in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan. Comments are requested on the DEIS and will be accepted until Monday, July 22, 2013.

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The DEIS analyzes the potential environmental impacts of a proposed development located on several parcels on Halletts Point along the East River in Astoria, Queens. The applicant, Halletts A Development Company, LLC, in conjunction with New York City Housing Authority (NYCHA) who is a co-applicant for certain discretionary approvals affecting the existing NYCHA Astoria Houses campus, is requesting discretionary approvals (the "proposed actions") that will facilitate a mixed-use development. The project site comprises all or portions of eight tax lots on the Halletts Point peninsula located in Queens Community District 1. In total, there would be development of eight buildings (Buildings 1 through 8). Building 1 (Block 915, Lot 6) would be located on the block bounded by 27th Avenue to the south, 1st Street to the west, 26th Avenue to the north, and 2nd Street to the east. Buildings 2 through 5 (Block 490, Lots 1 and 11 and Block 916, Lots 1 and 10), including the mapped streetbeds of 26th and 27th Avenues between 1st Street and the East River, would be bounded by Hallet's Cove Playground (Block 490, Lot 100) to the south, the East River to the west, Whitey Ford Field (Block 913, Lot 1) to the north, and 1st Street to the east. Buildings 6 through 8 would be located within the existing NYCHA Astoria Houses campus (Block 490, Lot 101) bounded by 27th Avenue, 1st Street, and 8th Street.

The applicant is seeking a number of discretionary actions from the CPC including zoning map changes; zoning text amendments; large-scale general development project (LSGD) special permits related to bulk; waterfront special permits, authorizations, and certifications; and mapping actions. The zoning map changes would rezone an existing manufacturing (M1-1) district along 1st Street south of 26th Avenue to residential with commercial over lay (R7-3/C1-4); establish a commercial overlay (C1-4) over the existing residential (R6) zoning district along Astoria Boulevard and 27th Avenue; establish Whitey Ford Field as a mapped public parkland and rezone a portion of the adjacent streetbed from residential (R6) to manufacturing (M1-1). The zoning text amendments would make the project area eligible for the Inclusionary Housing Program and Food Retail Expansion to Support Health (FRESH) Program; exempt accessory parking under certain circumstances from the definition of floor area; allow lot lines coincident with the boundary of a mapped Public Park to be treated as a wide street for the purposes of applying minimum distance between legally required windows and lot lines; and, permit floor area distribution from a zoning lot under certain circumstances to another zoning lot within a LSGD if it contributes to better site planning. The city mapping actions would eliminate two cul-de-sacs in Astoria Boulevard between 1st Street and 8th Street and convey a street easement from NYCHA to the City, establish a public park (Whitey Ford Field), and eliminate 26th Avenue and 27th Avenue between 1st Street and the U.S. Pierhead and Bulkhead Line.

The application proposes the creation of a LSGD plan that would include Buildings 1 through 5 and the NYCHA Astoria Houses campus (including Buildings 6 through 8). The creation of the LSGD would be facilitated by the alienation of a 10-foot wide strip of parkland of Hallet's Cove Playground to create a single zoning lot containing Buildings 2 through 5 and the Astoria Houses campus, including Buildings 6, 7, and 8. The use of an approximately 10-foot wide alienated portion of the Hallet's Cove Playground would require the jurisdictional transfer of parkland from NYC Department of Parks and Recreation (DPR) to NYCHA.

The development of Buildings 6 through 8 would be facilitated by the disposition of NYCHA property which is subject to Section 18 of the U.S. Housing Act of 1937 and approval by the U.S. Department of Housing and Urban Development (HUD). The proposed disposition of NYCHA

property is subject to review under NEPA. The New York City Department of Housing Preservation and Urban Development (HPD) acts as a Responsible Entity for NYCHA's environmental reviews pursuant to 24 CFR Part 58. HPD is therefore serving as an Involved Agency for the proposed actions under CEQR. The DEIS includes NEPA areas of analysis, as appropriate, to satisfy federal environmental review requirements.

For Buildings 6 and 7, the NYCHA property would be disposed of to the applicant (i.e., Halletts A Development Company, LLC) for development. Building 8 would not be developed by the applicant; rather, it is expected that this application would facilitate a future disposition action by NYCHA with the development entity and building program subject to a future request for proposals (RFP) by NYCHA.

As noted above, NYCHA is the co-applicant for certain discretionary approvals affecting the existing NYCHA Astoria Houses campus and those include the proposed rezoning of a portion of the Astoria Houses campus from R6 to R6/C1-4 and certain waterfront authorizations and certifications.

In addition to the proposed actions subject to CPC approval, the proposed project will require approval from other City, State, and Federal agencies, including: a) NYCHA board approval of the disposition of public housing property; b) approval by HUD under Section 18 of the U.S. Housing Act for disposition of NYCHA public housing property; c) NYS Office of General Services approval for disposition of a negative easement (i.e., lands underwater); d) permits and approvals by the NYS Department of Environmental Conservation (NYSDEC) and the U.S. Army Corp of Engineers (USACE) for in-water and tidal wetlands construction activities; e) State Pollutant Discharge Elimination System (SPDES) permit from NYSDEC; f) alienation of Parkland by the NYS Legislature; f) mayoral override of zoning resolution street tree planting requirements; g) HPD approval of an Affordable Housing Plan (AHP) pursuant to the Inclusionary Housing Program; and, potential financing from City and/or State agencies (HPD, NYC Housing Development Corporation, and/or NYS Homes and Community Renewal) for affordable housing construction.

The proposed mixed-use development would be comprised of affordable and market-rate housing, publicly accessible waterfront open space and esplanade, and neighborhood commercial uses including a supermarket. The proposed project would include improvements to stormwater and sanitary sewer infrastructure to support the new development. Other improvements would be made to the street network (reconnection of Astoria Boulevard, traffic directional changes, and pedestrian access) and transit services (an on-street bus layover facility) of the area. The proposed actions would facilitate a proposed development of approximately 2.73 million gross square feet (gsf) in total that would include approximately 2.2 million gsf of residential space (2,644 housing units including 2,161 market-rate and 483 affordable housing units); approximately 69,000 gsf of retail space (including an approximately 30,100-gross square foot retail space designed for supermarket use); and 1,400 accessory parking spaces.

The analysis of the proposed actions is performed for the expected year of completion of the proposed project, which is 2022.

The DEIS has identified significant adverse impacts with respect to community facilities (public elementary schools and publicly funded child care centers), open space (total and active), transportation (traffic, bus transit, and pedestrians), and construction activities related to traffic, bus

transit, and noise. The DEIS identifies measures and/or potential measures that would fully or partially mitigate most significant adverse impacts; some impacts would remain unmitigated. Between DEIS and FEIS, potential mitigation measures will be studied further to determine whether they are feasible and whether any significant adverse impacts would remain unmitigated.

The DEIS considered alternatives to the proposed projects that included a No Build Alternative, a No Unmitigated Significant Adverse Impact Alternative, and a Reduced Density Alternative.

Copies of the DEIS and Final Scope of Work for the proposed Halletts Point Rezoning project may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, AICP, Director (212) 720-3423; or from the Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, New York 10038, Robert Kulikowski, Ph.D., Director (212) 788-2937; and are available for download from the New York City Department of City Planning's website at http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.