DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

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PUBLIC NOTICE OF A SCOPING MEETING DRAFT ENVIRONMENTAL IMPACT STATEMENT (CEQR No. 18DCP124Q)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined that a Draft Environmental Impact Statement (DEIS) is to be prepared for the Peninsula Hospital Site Redevelopment project (CEQR No. 18DCP124Q).

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

A public scoping meeting has been scheduled for Thursday, April 26, 2018, at 4:00pm and will be held in the auditorium of Queens P.S. 105 located at 420 Beach 51st Street, Far Rockaway, New York 11691; access through main school entrance on Beach 51st Street. Written comments will be accepted by the lead agency until the close of business on Monday, May 7, 2018.

Peninsula Rockaway Limited Partnership (the "Applicant") is requesting several discretionary actions from the City Planning Commission (CPC) to facilitate a proposal by the Applicant to redevelop the Peninsula Hospital Site, an approximately 9.34-acre site in the Edgemere neighborhood of Queens Community District 14. The Peninsula Hospital Site is located on Lot 1 of Block 15842, Lot 1 of Block 15843, and Lot 1 of Block 15857 (the "Project Site"). The northern portion of the Project Site consists of two contiguous tax lots (Lot 1 on both Block 15842 and Block 15843) and forms an "L"-shape bounded by Beach 50th Street to the east, Rockaway Beach Boulevard to the south, Beach 53rd Street to the west, and Beach Channel Drive to the north. The southern, much smaller, portion of the Project Site occupies Lot 1 of Block 15857, which is bound by Rockaway Beach Boulevard to the north, Lot 7 of Block 15857 to the east, Beach 52nd Street to the west, and Rockaway Freeway to the south.

The actions being sought from the CPC, as described below, include zoning map and text amendments plus a large-scale general development (LSGD) special permit. The proposed actions would facilitate an approximately 2,289,000 gross square feet (gsf) development (the

"Proposed Project") on the Project Site, comprised of 17 buildings with approximately 2,200 residential dwelling units (DUs), of which 1,910 DUs are intended to be restricted to households with incomes up to 80% of Area Median Income (AMI) with 270 DUs set aside for senior housing. In addition, the Proposed Project would include approximately 151,800 gsf of retail space, approximately 25,000 gsf of which may be used for a gym; approximately 64,400 gsf of community facility space programmed for medical offices; and, approximately 37,600 square feet (sf) of publicly-accessible open space. The Proposed Project is expected to be completed by 2034.

The actions being sought by the Applicant from the CPC include:

- Zoning map amendment to rezone the Project Site from R5, R5/C1-2 and C8-1 zoning districts to C4-4 and C4-3A zoning districts;
- Zoning text amendment to designate the Project Site a Mandatory Inclusionary Housing Designated Area (MIH) Area;
- Zoning text amendment to modify applicable zoning district regulations to allow a physical culture establishment (gym) within Queens CD 14 within a Large-Scale General Development (LSGD) provided certain conditions are met;
- Zoning text amendment to modify existing parking regulations that subjects all R6 and R7 district developments within Queens CD 14 to R5 parking regulations so that instead within a LSGD in MIH areas all R6 and R7 districts are subject to R6 and R7 parking district regulations;
- Zoning text amendment to modify applicable zoning district regulations to permit waiver of certain restrictions related to signage within a LSGD; and
- LSGD special permits to allow variations to (i) height, setback and street walls; (ii) rear yards and outer courts; (iii) signage in the context of a LSGD; (iv) permit a physical culture establishment (PCE) use as-of-right; (v) floor area to facilitate the distribution of floor area without regard to district boundaries; and, (vi) tree planting requirements.

The Applicant also intends to seek public funds and/or financing from various City and New York State agencies and/or programs related to affordable housing development. The above discretionary actions being sought by the Applicant for the Proposed Project, are collectively referred to as the "Proposed Actions".

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Robert Dobruskin, AICP, Director (212) 720-3423; or from the Mayor's Office of Sustainability, 253 Broadway, 14th Floor, New York, New York 10007, Hilary Semel Director (212) 676-3293. The Draft Scope of Work and scoping protocol will also be made available for download at www.nyc.gov/planning. Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.