DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

October 16, 2020

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 20DCP140R)

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 Liberty Towers project (CEQR No. 20DCP140R).

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 2PM on Thursday, November 19th, 2020. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit NYC Engage page: (https://www1.nyc.gov/site/nycengage)

Dial-in information:
888-788-0099 (Toll Free)
877-853-5247 (Toll Free)
253-215-8782
213-338-8477

Meeting ID: 951 3105 4714
Passcode: 1
[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The livestream can be

Olga Abinader, *Director*
120 Broadway, 31st Floor, New York, NY 10271
Phone (212) 720-3493 Fax (212) 720-3488
oabinad@planning.nyc.gov

found in the above NYC Engage link and will be made available on the day of the scoping meeting.

Written comments will be accepted through November 30, 2020. They can be submitted through the above webpage or mailed to Olga Abinader, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

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, Olga Abinader, Director (212) 720-3493. The Draft Scope of Work and scoping protocol will also be made available for download at https://www1.nyc.gov/site/planning/applicants/scoping-documents.page. Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to *AccessibilityInfo@planning.nyc.gov or made by calling 212-720-3508.* Requests must be submitted at least five business days before the meeting.

The Applicant, Richmond SI Owner LLC, seeks approval of a series of discretionary land use actions including zoning map amendments, zoning text amendments, and a special permit (the "Proposed Actions") from the City Planning Commission (CPC). The Proposed Actions would facilitate a proposal by the Applicant to develop three mixed-use buildings totaling 793,904 gross square feet ("gsf"), of which 678,742 gsf would consist of residential uses (750 dwelling units, 225 of which would be permanently affordable pursuant to MIH), 18,880 gsf would consist of commercial uses, and 92,262 sf would consist of parking for 341 spaces, (collectively the "Proposed Development") in the St. George neighborhood of Staten Island, Community District 1.

The Project Area includes two vacant development sites and an underdeveloped site near the St. George Waterfront and the Staten Island Ferry Terminal, bounded by Richmond Terrace to the north and east, Hamilton Avenue to the south and west, and Nicholas Street to the west. The Project Area contains the entirety of Block 12 (Lot 1) and Block 13, Lots 60, 68, 71, 73, 82, 82, and 100.

Specifically, the Proposed Actions include:

- ***Zoning Map Amendments***. The Proposed Actions include a zoning map amendment to 1.) Rezone an R6/C2-2 district to an R7-3/C2-4 district within the St. George Special District (SSGD); and 2.) Rezone an R6/C2-2 district to an R6/C2-4 district within the SSGD;
- ***Zoning Text Amendments.*** The Proposed Actions include a series of zoning text amendments to the New York City Zoning Resolution (ZR) Article II, and Article XII,

Chapter 8, as well as a text amendment to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) to establish the project area as a Mandatory Inclusionary Housing Area; *and*

- ***Special Permit.*** The Proposed Actions include a CPC Special Permit pursuant to proposed ZR Section 128-62, which would permit modification of bulk regulations (except FAR) and mandatory improvements in R7-3 district within the Upland Subdistrict of the SSGD.

In addition to the Proposed Development, for the purposes of a conservative assessment, the environmental review assumes Block 13, Lots 68, 71, and 73 ("Projected Development Site 2") would assemble and develop in the future with the Proposed Actions. Projected Development Site 2 would be developed with a 117,848 gsf building, of which 100,019 gsf would consist of residential uses (100 dwelling units, 30 of which would be affordable pursuant to MIH), 4,929 gsf would consist of commercial uses, and 12,900 sf would consist of accessory parking for 43 spaces.

In the future absent the Proposed Actions, the Applicant would develop Projected Development Site 1 as-of-right with a 143,030 gsf building comprising 128,169 gsf of residential uses (167, none of which would be affordable pursuant to MIH), 8,240 gsf of commercial uses, and 12,125 sf of accessory parking for 29 spaces.

The Analysis Year for the Proposed Actions is 2025.