City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM
Please fill out, print and submit to the appropriate agency (see instructions)

PART I: GENERAL INFORMATION

PROJECT NAME Halletts Point Rezoning

1. *Reference Numbers*

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)	BSA REFERENCE NUMBER (If Applicable)
09DCP084Q	**NA**
ULURP REFERENCE NUMBER (If Applicable)	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g., Legislative Intro, CAPA, etc.)
090484ZMQ, N090485ZRQ, 090486ZSQ, N090487ZAQ, N090488ZCQ, 130068MMQ, and other ULURP numbers pending	

2a. *Lead Agency Information*

NAME OF LEAD AGENCY: **New York City Department of City Planning**

NAME OF LEAD AGENCY CONTACT PERSON: **Robert Dobruskin**

ADDRESS: **22 Reade Street, Room 4E**

CITY: **New York** STATE: **NY** ZIP: **10007**

TELEPHONE: **(212) 720-3423** FAX: **(212) 720-3495**

EMAIL ADDRESS: **rdobrus@planning.nyc.gov**

2b. *Applicant Information*

NAME OF APPLICANT: **Halletts A Development Company, LLC**[1]

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON: **Kenneth Fisher, Esq**

ADDRESS: **277 Park Avenue**

CITY: **New York** STATE: **NY** ZIP: **10172**

TELEPHONE: **(212) 883-4962** FAX: **(866) 886-1151**

EMAIL ADDRESS: **kfisher@cozen.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):* **§617.4(b)(3); §617.4(b)(6)(iii); §617.4(b)(6)(v)**

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:*

See Page 2a.

4a. *Project Location: Single Site* *(for a project at a single site, complete all the information below)*

ADDRESS: **4, 26-01, 26-02 26-40, 27-02, and 27-50 1st Street, and 1-09 26th Avenue**

NEIGHBORHOOD NAME: **Astoria**

TAX BLOCK AND LOT: **Block 490, Lots 1, 11, portion of (p/o) 100, p/o 101; Block 913 Lot 1; Block 915, Lot 6; Block 916, Lots 1 and 10. Tentative tax lot (TTL) numbers to be determined.**

BOROUGH: **Queens** COMMUNITY DISTRICT: **1**

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

The project site consists of a number of parcels and rezoning areas:

- **Eastern Parcel – the northern portion of the block bounded by 26th Avenue, 1st Street, 2nd Street, and 27th Avenue (Block 915 Lot 6).**
- **Waterfront (WF) Parcel – the blocks bounded by 26th Avenue, 1st Street, Hallet's Cove Playground, and the East River (including the streetbeds of 26th and 27th Avenues between 1st Street and the East River) (Block 490 Lots 1 and 11, Block 916 Lots 1 and 10).**
- **NYCHA Parcel - The existing New York City Housing Authority (NYCHA) Astoria Houses campus, bounded by 27th Avenue, 1st Street, and 8th Street, which includes Buildings 6, 7, and 8, and the Parks Parcel, described below (Block 490, Lot 101).**
- **Parks Parcel – a 10' wide strip of Hallet's Cove Playground (p/o Block 490 Lot 100).**
- **2nd Street Rezoning Area – portion of 2nd Street bounded by the edge of Whitey Ford Field, the centerline of 2nd Street, the East River, and 26th Avenue.**
- **Whitey Ford Field – a New York City Department of Parks and Recreation-owned park bounded by 2nd Street, 26th Avenue, and the East River (Block 913 Lot 1).**
- **NYCHA Rezoning Area – Area along south side of 27th Avenue between 1st and 8th Streets extending 150 feet southward of the 27th Avenue lot line (27th Avenue portion) and Area along south side of Astoria Boulevard between 1st and 8th Streets extending 150 feet southward of Astoria Boulevard lot line (Astoria Boulevard portion) (p/o Block 490 Lot 101).**
- **Astoria Boulevard Connector – 70-foot-wide portion of parcel between the two ends of Astoria Boulevard on the NYCHA Parcel (p/o Block 490 Lot 101).**

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY: **M1-1 and R6**

ZONING SECTIONAL MAP NO: **9a**

4b. *Project Location: Multiple Sites* *(Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)*

NA

[1] The New York City Housing Authority (NYCHA) would be the co-applicant for the proposed rezoning of a portion of the Astoria Houses campus from R6 to R6/C1-4 and certain waterfront authorizations and certifications.

5. *REQUIRED ACTIONS OR APPROVALS* *(check all that apply)*

City Planning Commission: YES ☑ NO ☐

- ☑ CITY MAP AMENDMENT
- ☑ ZONING MAP AMENDMENT
- ☑ ZONING TEXT AMENDMENT
- ☑ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)
- ☐ CONCESSION
- ☐ UDAAP
- ☐ REVOCABLE CONSENT
- ☑ ZONING CERTIFICATION
- ☑ ZONING AUTHORIZATION
- ☐ HOUSING PLAN & PROJECT
- ☐ SITE SELECTION—PUBLIC FACILITY
- ☐ FRANCHISE
- ☐ DISPOSITION—REAL PROPERTY

ZONING SPECIAL PERMIT, SPECIFY TYPE

Board of Standards and Appeals: YES ☐ NO ☑

SPECIAL PERMIT

EXPIRATION DATE MONTH DAY YEAR

☐ VARIANCE (USE)

☐ VARIANCE (BULK)

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

- ☐ MODIFICATION OF
- ☐ RENEWAL OF
- ☑ OTHER: **Large Scale General Development (LSGD) Plan Bulk Special Permits and Waterfront Special Permits**

Department of Environmental Protection: YES ☐ NO ☑

Other City Approvals: YES ☑ NO ☐

- ☐ LEGISLATION
- ☐ FUNDING OF CONSTRUCTION; SPECIFY
- ☐ POLICY OR PLAN; SPECIFY
- ☐ LANDMARKS PRESERVATION COMMISSION APPROVAL (not subject to CEQR)
- ☐ 384(B)(4) APPROVAL
- ☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMD) (*not subject to CEQR*)
- ☐ RULEMAKING
- ☐ CONSTRUCTION OF PUBLIC FACILITIES
- ☑ FUNDING OR PROGRAMS; SPECIFY
  Potential financing for affordable housing, see Question 6 below.
- ☐ PERMITS; SPECIFY
- ☑ OTHER; EXPLAIN
  Mayoral override of zoning resolution street tree planting requirements.

6. *State or Federal Actions/Approvals/Funding:* YES ☑ NO ☐ IF "YES," IDENTIFY

It is expected that the Applicant may seek financing from City and/or State agencies for affordable housing construction.
Permits and approvals by the NYSDEC and the USACE for any in-water and tidal wetlands construction activities and State Pollutant Discharge Elimination System (SPDES) permit from NYSDEC.
Alienation of Parkland by the New York State Legislature.
HPD approval of an Affordable Housing Plan (AHP) pursuant to the Inclusionary Housing Program.
Office of General Services approval for disposition of a negative easement to allow the use of development rights associated with lands underwater.
Approval by HUD under Section 18 of the U.S. Housing Act for disposition of public housing property at the Astoria Houses Campus.
NYCHA board approval of the disposition of public housing property.

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

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 11x17 inches in size and must be folded to 8.5x11 inches for submission.*
See Figures 1 through 9e at end of this document.

- ☑ Site location map
- ☑ Zoning map
- ☑ Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map
- ☑ Sanborn or other land use map
- ☑ Tax map
- ☐ For large areas or multiple sites, a GIS shape file that defines the project sites

PHYSICAL SETTING *(both developed and undeveloped areas)*

Total directly affected area (sq. ft.):	Type of waterbody and surface area (sq. ft.):	Roads, building and other paved surfaces (sq. ft.):
Total Directly Affected Area: ±990,060, including: ***Eastern Parcel: ±55,096*** ***WF Parcel: ±272,598 (includes ±216,958 sf in four tax parcels, ±27,019 sf in demapped 26th and 27th Avenue streetbeds, ±14,874 sf in land underwater, and ±13,747 sf in letter patent area)*** ***Parks Parcel: ±2,120*** ***Buildings 6, 7, and 8 on the NYCHA Parcel: ±92,659*** ***Whitey Ford Field: ±157,687*** ***2nd Street Rezoning Area: ±13,600*** ***NYCHA Rezoning Area (27th Avenue portion): ±183,750 (±150 feet wide by ±1,225 feet long)*** ***NYCHA Rezoning Area (Astoria Boulevard portion): ±180,000 (±150 feet wide by ±1,200 feet long)*** ***Astoria Boulevard Connector (area between existing mapped portions of Astoria Boulevard on the NYCHA Parcel): ±32,550 (±70 feet wide by ±455 feet long)***	**±14,874 sf of New York State underwater lot area within the East River** **An undetermined portion of the letter patent area is also underwater but is not included here.**	**±817,499 sf* (includes all of directly affected area except ±157,687 sf at Whitey Ford Field and ±14,874 sf land underwater).**

*** This total includes a number of small landscaped areas in the directly affected area.**

Other, describe (sq. ft.): **NA**

4. *Project Description:*

The proposed actions would facilitate a proposal by the Applicant to develop Buildings 1 through 7 and a proposal by NYCHA to dispose of the site for Building 8 for development pursuant to a future request for proposals (RFP).

The proposed actions would facilitate the development of a total of approximately 2.72 million gross square feet (gsf) on the project site, consisting of a total of 2.15 million gsf of residential space (2,573 housing units including 2,161 market-rate and 412 affordable housing units); approximately 69,000 gross square feet (gsf) of retail space (including an approximately 30,100 gsf retail space designed for supermarket use in Building 1); and approximately 1,439 garage parking spaces and 97 on-site surface parking spaces. The applicant intends to provide affordable housing as part of the proposed project, using the City's Inclusionary Housing bonus program. The proposed neighborhood retail would provide amenities that are currently lacking in the area; the proposed action includes a request to include the project area in the FRESH Program, which will facilitate the siting of grocery stores selling a full range of food products with an emphasis on fresh fruits and vegetables, meats, and other perishable goods in this underserved area.

The proposed project would also include approximately 96,000 sf (2.2 acres) of publicly accessible open space, including a waterfront esplanade along the East River and upland connections to 1st Street, as well as a connection to Hallet's Cove Playground south of the site and Whitey Ford Field/Hellgate Field north of the site.

A portion of 27th Avenue, located west of 1st Street and currently used as accessory parking for adjacent businesses, would be demapped and transformed into a pedestrian waterfront access corridor. The portion of 26th Avenue west of 1st Street would also be demapped and transformed into a pedestrian waterfront access corridor. In addition, a new connecting street segment between existing mapped portions of Astoria Boulevard is proposed on the NYCHA parcel. This new street connector would allow for vehicular travel through the NYCHA Parcel between 1st and 8th Streets, thereby improving circulation in the area and providing a better connection with the surrounding community. A proposed on-street bus layover facility would facilitate the provision of better bus service to the area.

The proposed project would also rezone a portion of the Astoria Houses campus to include a commercial overlay over the existing R6 zoning district along Astoria Boulevard and 27th Avenue. The NYCHA Rezoning Area would facilitate the development of approximately 15,000 gsf of retail in Buildings 6 and 7 along 27th Avenue and 3,000 gsf of retail in Building 8 along Astoria Boulevard.

DISCRETIONARY APPROVALS

Implementation of the proposed project would require approval of discretionary actions by the CPC, including zoning map changes and zoning text amendments as detailed below. Other discretionary actions requiring approval by the CPC would include an LSGD bulk modification special permit; various waterfront special permits, authorizations, and certifications; and several mapping actions.

The zoning map changes and zoning text amendments required for the proposed project would be as follows:

ZONING MAP CHANGES

- Rezoning of Eastern and WF Parcels from M1-1 to R7-3/C1-4;
- Rezoning of p/o Astoria Houses Campus from R6 to R6/C1-4—NYCHA would be the co-applicant for this rezoning action, which would facilitate the proposed project's development of Buildings 6, 7, and 8;

- Establish zoning of Parks Parcel from N/A to R6; and
- Rezoning of parcel bounded by edge of Whitey Ford Field, centerline of 2nd Street, East River, and 26th Avenue from R6 to M1-1.

ZONING TEXT AMENDMENTS

- Text amendment to ZR §63-02(a)(4) and 63-25(d) to make Queens Community District 1, except certain portions shown on Map 5 in Appendix 8, eligible for the Food Retail Expansion to Support Health (FRESH) Program;
- Text amendment to ZR §62-454 to exempt accessory parking located no more than 33' above the height of the base plane from the definition of floor area (this text amendment would apply only to the project site);
- Text amendment to ZR §23-952 and Appendix F to make the Waterfront and Eastern Zoning Lots an Inclusionary Housing designated area;
- Text amendment to ZR §23-952 to add R7-3 base and maximum floor area ratios (this text amendment would apply only to the project site);
- Text amendment to modify ZR §62-132 to require lot lines in CPC approved LSGD to be treated as a street line for the purposes of applying §23-86 (minimum distance between legally required windows and walls or lot lines) and the lot line coincides with the boundary of a mapped public park in Queens Community District 1 (this text amendment would apply only to the project site); and
- Text amendment to modify ZR §74-742 to permit a Large Scale General Development Special Permit to be applied for and granted even though such LSGD does not meet the ownership requirements if a portion of the LSGD is owned by the State of New York or a defunct corporation (this text amendment would apply only to the project site).

ACTIONS NOT SUBJECT TO ULURP

In addition to the proposed actions subject to CPC approval, the proposed project will require approval from other City, State, and Federal agencies, including, among others, NYCHA board approval and approval by the Department of Housing and Urban Development (HUD) under Section 18 of the U.S. Housing Act for disposition of public housing property, permits and approvals by the New York State Department of Environmental Conservation (NYSDEC) and the United States Army Corps of Engineers (USACE) for any in-water and tidal wetlands construction activities, alienation of Parkland by the New York State Legislature (New York State alienation legislation 10622), and potential financing from City and/or State agencies (the New York Cite Department of Housing Preservation and Development [HPD], the New York City Housing Development Corporation [HDC], and/or New York State Homes and Community Renewal [HCR]) for affordable housing construction.

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

Size of project to be developed: **Eastern, WF, and NYCHA Parcel: ±2,724,501** (gross sq. ft.)

Does the proposed project involve changes in zoning on one or more sites? YES ☑ NO ☐

If 'Yes,' identify the total square feet owned or controlled by the applicant: **±990,060*** Total square feet of non-applicant owned development: **0****

*** Includes area owned or controlled by co-applicants NYCHA and the Department of Parks and Recreation (DPR).**
****The proposed project would also establish zoning on Parks Parcel and map Whitey Ford Field as Public Park, rezone the 2nd Street Rezoning Area (a streetbed), and establish a new connecting street segment between existing mapped portions of Astoria Boulevard on the NYCHA parcel, but these actions would not result in additional development.**

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: **±405,479*** sq. ft. (width x length) Volume: **TBD** cubic feet (width x length x depth)

*** Includes Eastern Parcel, WF Parcel (excluding the New York State underwater lot area), and Buildings 6, 7, and 8 on the NYCHA Parcel.**

Does the proposed project increase the population of residents and/or on-site workers? YES ☑ NO ☐ Number of additional residents? **±6,021** Number of additional workers? **±304**

Provide a brief explanation of how these numbers were determined:

Number of residents = 2,573 units x 2.34 (Queens Community District 1 average household size, based on 2010 Census data)
Number of workers assumes 1 employee per 400 sf of retail space; 1 employee per 25 residential units; and 1 employee per 50 garage parking spaces.

Does the project create new open space? YES ☑ NO ☐ If Yes: **±95,847 (±2.2 acres)** (sq. ft)

Using Table 14-1, estimate the project's projected operation solid waste generation, if applicable: **±129,509;** (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: **±287,000 million;** (annual BTUs)

9. ***Analysis Year*** *CEQR Technical Manual, Chapter 2*

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL): **2022**

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: **108 (9 years)**

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES ☑ NO ☐ IF MULTIPLE PHASES, HOW MANY PHASES: **NA**

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: **NA**

10. ***What is the Predominant Land Use in Vicinity of Project?*** *(Check all that apply)*

☑ RESIDENTIAL ☑ MANUFACTURING ☐ COMMERCIAL ☑ PARK/FOREST/OPEN SPACE ☐ OTHER, Describe:

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				
No. of dwelling units	**±1,103 units in total at Astoria Houses Campus**	**Same as existing**	**2,573 on Eastern and WF Parcels and Bldgs 6/7/8 and ±1,103 units in remainder of Astoria Houses Campus**	**±2,573 (on Eastern and WF Parcels and Bldgs 6/7/8)**
No. of low- to moderate-income units	**±1,103 units in total at Astoria Houses Campus**	**Same as existing**	**±1,515**	**±412 (Eastern and WF Parcels and Bldgs 6/7/8)**
No. of stories	**6 and 7**	**Same as existing**	**Eastern and WF Parcels: 16-30 stories; Bldgs 6/7/8: 6-27 stories**	**NA**
Gross Floor Area (sq. ft.)	**±1,116,500 in total at Astoria Houses Campus)**	**Same as existing**	**Eastern and WF Parcels and Bldgs 6/7/8: ±2,148,075 and ±1,116,500 in remainder of Astoria Houses Campus**	**±2,148,075 (on the Eastern and WF Parcels and Bldgs 6/7/8)**
Describe Type of Residential Structures	**6- and 7-story buildings in the NYCHA Astoria Houses Campus**	**Same as existing**	**Eastern and WF Parcels and Bldgs 6/7/8: Mid- to high-rise towers**	**NA**
Commercial	Yes ☐ No ☑	Yes ☐ No ☑	Yes ☑ No ☐	
If yes, specify the following:				
Describe type (retail, office, other)	**NA**	**NA**	**Retail**	**Retail**
No. of bldgs	**NA**	**NA**	**Eastern and WF Parcels and Bldgs 6/7/8: up to 12 buildings**	**Eastern and WF Parcels and Bldgs 6/7/8: Up to 12**
GFA of each bldg (sq. ft.)	**NA**	**NA**	**Eastern and WF Parcels and Bldgs 6/7/8: ±2,000 to ±30,000 per building; ±69,000 total**	**Eastern and WF Parcels and Bldgs 6/7/8: ±69,000**
Manufacturing/Industrial	Yes ☑ No ☐	Yes ☐ No ☑	Yes ☐ No ☑	
If yes, specify the following:				
Type of use	**Storage and manufacturing**	**Existing tenants will vacate site**	**NA**	**NA**
No. of bldgs	**4**			
GFA of each bldg (sq. ft.)	**±24,500 to ±54,825; ±165,425 total (approximately 91,913 is vacant space)**			
No. of stories of each bldg.	**1-2**			
Height of each bldg	**NA**			
Open storage area (sq. ft.)	**±63,165 (±49,635 on Block 490 Lot 11 and ±13,530 on the 27th Ave mapped streetbed)**			
If any unenclosed activities, specify	**Unenclosed storage yard on Block 490 Lot 11and 27th Avenue mapped streetbed**			
Community Facility	Yes ☐ No ☑	Yes ☐ No ☑	Yes ☐ No ☑	
If yes, specify the following				
Type	**NA**	**NA**	**NA**	**NA**
No. of bldgs				
GFA of each bldg (sq. ft.)				
No. of stories of each bldg				
Height of each bldg				
Vacant Land	Yes ☐ No ☑	Yes ☑ No ☐	Yes ☐ No ☑	
If yes, describe		**Existing tenants will vacate site**		
Publicly Accessible Open Space	Yes ☑ No ☐	Yes ☑ No ☐	Yes ☑* No ☐	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)	**Mapped City Parkland at Hallet's Cove Playground (Parks Parcel), and DPR-owned Whitey Ford Field**	**Same as existing**	**±96,000 sf of waterfront esplanade and upland connections to 1st Street**	**±96,000 sf**
*** To create a merged zoning lot, the proposed project would result in a transfer of Parks property from the Parks Parcel to an equivalent area along the northern boundary of the WF Parcel. The proposed project would also map Whitey Ford Field as a Public Park; there would be no change to the use of these open space resources.**				
Other Land Use	Yes ☑ No ☐	Yes ☑ No ☐	Yes ☐ No ☑	
If yes, describe	**Vacant buildings on the WF Parcel**	**Vacant buildings on the Eastern and WF Parcels**		
Parking				
Garages	Yes ☐ No ☑	Yes ☐ No ☑	Yes ☑ No ☐	
If yes, specify the following:				
No. of public spaces	**NA**	**NA**	**0**	**0**
No. of accessory spaces			**1,439 spaces**	**1,439**
Operating hours			**24 hours**	**NA**
Attended or non-attended			**Attended**	**NA**
Parking *(continued)*				
Lots	Yes ☑ No ☐	Yes ☑ No ☐	Yes ☐ No ☑	
If yes, specify the following:				
No. of public spaces	**0**	**Same as existing**	**0**	
No. of accessory spaces	**Accessory lot on WF Parcel is used for parking; Accessory parking on the NYCHA Parcel is for Astoria Houses residents**	**Same as existing**	**Bldgs 6/7/8: 97 spaces, existing accessory parking on Bldgs 6/7/8 would be relocated within the Astoria Houses Campus, other parking on NYCHA Parcel would remain**	**97**
Operating hours	**NA**		**NA**	
Other (includes street parking)	Yes ☑ No ☐	Yes ☑ No ☐	Yes ☑ No ☐	
If yes, describe	**Miscellaneous curbside parking**	**Same as existing**	**Additional curbside parking on the Astoria Boulevard Connector**	**NA**
Storage Tanks				
Storage Tanks	Yes ☐ No ☑	Yes ☐ No ☑	Yes ☐ No ☑	
If yes, specify the following:				
Gas/Service stations:	Yes ☐ No ☑	Yes ☐ No ☑	Yes ☐ No ☑	
Oil storage facility:	Yes ☐ No ☑	Yes ☐ No ☑	Yes ☐ No ☑	
Other; identify:	Yes ☐ No ☑	Yes ☐ No ☑	Yes ☐ No ☑	
If yes to any of the above, describe:				
Number of tanks	**NA**	**Same as existing**	**Same as existing**	
Size of tanks	**NA**			
Location of tanks	**NA**			
Depth of tanks	**NA**			
Most recent FDNY inspection date	**NA**			
Population				
Residents	Yes ☑ No ☐	Yes ☑ No ☐	Yes ☑ No ☐	
If any, specify number	**±2,581 on Astoria Houses Campus**	**Same as existing**	**Eastern and WF Parcels and Bldgs 6/7/8: ±6,021; existing on NYCHA Parcel would remain**	**±6,021(on the Eastern and WF Parcels and Bldgs 6/7/8)**
Briefly explain how the number of residents was calculated	**Number of residents = Number of units (385 units existing and 2,573 additional units proposed) x 2.34 (Queens Community District 1 average household size, based on 2010 Census data)**			
Businesses	Yes ☑ No ☐	Yes ☐ No ☑	Yes ☑ No ☐	
If any, specify the following:				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
No. and type	2 businesses: (1) electronics and ink toner company; (2) construction and telecommunications equipment storage	Existing tenants will vacate site	No. TBD; Supermarket and local retail	
No. and type of workers by business	Approximately 40	0	±304 Total (Retail: ±172; Residential: ±103; Parking: ±29)	±304
No. and type of non-residents who are not workers	0	0	0	0
Briefly explain how the number of businesses was calculated	Existing number of businesses based on information provided by the Applicant.			
Zoning*				
Zoning classification	M1-1 (WF and Eastern Parcels), R6 (NYCHA Parcel, 2nd Street Rezoning Area, Whitey Ford Field, NYCHA Rezoning Area), N/A (Parks Parcel)	No change	R7-3 with C1-4 overlay (WF and Eastern Parcels); R6 with C1-4 overlay (p/o NYCHA Parcel); R6 (Parks Parcel); R6 on remainder of Astoria Houses Campus	NA
*** The proposed project would also remove the existing R6 zoning from Whitey Ford Field and map as Public Park. As part of this action, the proposed project would also rezone the parcel bounded by the edge of Whitey Ford Field, the centerline of 2nd Street, the East River, and 26th Avenue (the 2nd Street Rezoning Area) from R6 to M1-1. No development would occur as a result of this rezoning.**				
Maximum amount of floor area that can be developed (in terms of bulk)	See footnote[1]	No change	See footnote[2]	NA
Predominant land use and zoning classification within a 0.25-radius of proposed project	Land uses: industrial/manufacturing, residential, and open space; Zoning: R6 and M1-1.	No change	No change	NA
Attach any additional information as may be needed to describe the project. If your project involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include the total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

* *This section should be completed for all projects, except for such projects that would apply to the entire city or to areas that are so extensive that site-specific zoning information is not appropriate or practicable.*

[1] **Eastern Parcel, WF Parcel (including land under water, street beds, and letter patent area), and Buildings 6/7/8 on the NYCHA Parcel; (this analysis excludes Parks Parcel, 2nd Street Rezoning Area, and Whitey Ford Field since no development is proposed at those locations):** The maximum floor area that can be developed on the project site under existing zoning is as follows:
M1-1 (Eastern and WF Parcels): ±327, 694 sf x 1.0 floor area ratio (FAR) = ±327, 694 zoning square feet (zsf) of manufacturing or commercial use
M1-1 (Eastern and WF Parcels): ±327, 694 sf x 2.4 FAR = ±786,466 zsf of community facility use
R6 (Buildings 6/7/8): ±92,659 sf x 3.0 FAR = ±277,077 zsf of residential use
R6 (Buildings 6/7/8): ±92,659 sf x 4.8 FAR = ±444,763 zsf of community facility use
NYCHA Rezoning Area (27th Avenue portion): The maximum floor area that can be developed in the 27th Avenue portion under existing zoning is as follows:
R6: ±183,750 sf x 3.0 FAR = ±551,250 zsf of residential use
R6: ±183,750 sf x 4.8 FAR = ±882,000 zsf of community facility use
NYCHA Rezoning Area (Astoria Boulevard portion): The maximum floor area that can be developed in the Astoria Boulevard portion under existing zoning is as follows:
R6: ±180,000 sf x 3.0 FAR = ±540,000 zsf of residential use
R6: ±180,000 sf x 4.8 FAR = ±864,000 zsf of community facility use

[2] **Eastern Parcel, WF Parcel (including land under water, street beds, and letter patent area), and Buildings 6/7/8 on the NYCHA Parcel; (this analysis excludes Parks Parcel, 2nd Street Rezoning Area, and Whitey Ford Field since no development is proposed at those locations):** The maximum floor area that can be developed on the project site under the proposed zoning is as follows:
R7-3 (Eastern and WF Parcels): ±327, 694 sf x 3.75 FAR = ±1,228,853 zsf of residential or community facility use
R7-3 (Eastern and WF Parcels): ±327, 694 sf x 1.25 FAR bonus for inclusionary housing = ±409,618 zsf of residential or community facility use
C1-4 (Eastern and WF Parcels): ±327, 694 sf x 2.0 FAR = ±655,388 zsf of commercial use
C1-4 (Buildings 6/7/8): ±92,659 sf x 2.0 FAR = ±185,318 zsf of commercial use
NYCHA Rezoning Area (27th Avenue portion): The maximum floor area that can be developed in the 27th Avenue portion under the proposed zoning is as follows:
R6: ±183,750 sf x 3.0 FAR = ±551,250 zsf of residential use
R6: ±183,750 sf x 4.8 FAR = ±882,000 zsf of community facility use
C1-4: ±183,750 sf x 2.0 FAR = ±367,500 zsf of commercial use
NYCHA Rezoning Area (Astoria Boulevard portion): The maximum floor area that can be developed in the Astoria Boulevard portion under the proposed zoning is as follows:
R6: ±180,000 sf x 3.0 FAR = ±540,000 zsf of residential use
R6: ±180,000 sf x 4.8 FAR = ±864,000 zsf of community facility use
C1-4: ±180,000 sf x 2.0 FAR = ±360,000 zsf of commercial use

PART II: TECHNICAL ANALYSES

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, answer the subsequent questions for that technical area and consult the relevant chapter of the *CEQR Technical Manual* for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether the potential for significant impacts exists. Please note that a 'Yes' answer does not mean that EIS must be prepared—it often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to either 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 or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If 'Yes,' complete a preliminary assessment and attach. **To be completed as part of DEIS.**	✓	
(b)	Is the project a large, publicly sponsored project? If 'Yes,' complete a PlaNYC assessment and attach.		✓
(c)	Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? If 'Yes,' complete the Consistency Assessment Form. **See Figure 10 at end of this document. To be completed as part of DEIS.**	✓	
2.	***SOCIOECONOMIC CONDITIONS:*** *CEQR Technical Manual, Chapter 5*		
(a)	Would the proposed project:		
	• Generate a net increase of 200 or more residential units?	✓	
	• Generate a net increase of 200,000 or more square feet of commercial space?		✓
	• Directly displace more than 500 residents?		✓
	• Directly displace more than 100 employees?		✓
	• Affect conditions in a specific industry?		✓
(b)	If 'Yes' to any of the above, attach supporting information to answer the following questions, as appropriate. If 'No' was checked for each category above, the remaining questions in this technical area do not need to be answered.		
(1)	***Direct Residential Displacement***		
	If more than 500 residents would be displaced, would these displaced 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?		
(2)	***Indirect Residential Displacement***		
	Would the expected average incomes of the new population exceed the average incomes of the study area populations? **To be determined based on DEIS analysis.**	**TBD**	
	If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions? **To be determined based on DEIS analysis.**	**TBD**	
	If 'Yes,' would the study area have a significant number of unprotected rental units? **To be determined based on DEIS analysis.**	**TBD**	
	Would more than 10 percent of all the housing units be renter-occupied and unprotected? **To be determined based on DEIS analysis.**	**TBD**	
	Or, would more than 5 percent of all the housing units be renter-occupied and unprotected where no readily observable trend toward increasing rents and new market rate development exists within the study area? **To be determined based on DEIS analysis.**	**TBD**	

		YES	NO
(3)	***Direct Business Displacement***		
	Do any of the displaced businesses provide goods or service that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		
	Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		
	Or is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?		
(4)	***Indirect Business Displacement***		
	Would the project potentially introduce trends that make it difficult for businesses to remain in the area?		
	Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated as a result, potential resulting in vacancies and disinvestment on neighborhood commercial streets?		
(5)	***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)	Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?		✓
(b)	Would the project exceed any of the thresholds outlines in Table 6-1 in Chapter 6?	✓	
(c)	If 'No' was checked above, the remaining questions in this technical area do not need to be answered. If 'Yes' was checked, attach supporting information to answer the following, if applicable.		
(1)	***Child Care Centers***		
	Would the project result in a collected utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent? **To be determined based on DEIS analysis.**	**TBD**	
	If 'Yes,' would the project increase the collective utilization rate by 5 percent from the No-Action scenario? **To be determined based on DEIS analysis.**	**TBD**	
(2)	***Libraries***		
	Would the project increase the study area population by 5 percent from the No-Action levels? **To be determined based on DEIS analysis.**	**TBD**	
	If 'Yes,' would the additional population impair the delivery of library services in the study area? **To be determined based on DEIS analysis.**	**TBD**	
(3)	***Public Schools***		
	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 105 percent? **To be determined based on DEIS analysis.**	**TBD**	
	If 'Yes,' would the project increase this collective utilization rate by 5 percent from the No-Action scenario? **To be determined based on DEIS analysis.**	**TBD**	
(4)	***Health Care Facilities***		
	Would the project affect the operation of health care facilities in the area? **The proposed project would not directly displace any public health care facilities nor would it create a sizeable new neighborhood where none existed before.**		✓
(5)	***Fire and Police Protection***		
	Would the project affect the operation of fire or police protection in the area? **The proposed project would not directly displace any fire or police facilities nor would it create a sizeable new neighborhood where none existed before.**		✓
4.	***OPEN SPACE:*** *CEQR Technical Manual, Chapter 7*		
(a)	Would the project change or eliminate existing open space? **To create a zoning lot merger, a 10' wide strip of parkland would be demapped and transferred to the jurisdiction of NYCHA. This would not affect the use of the Parks Parcel as a publicly accessible open space.**		✓
(b)	Is the project located within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?		✓
(c)	If 'Yes,' would the proposed 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 not located within an underserved or well-served area, would it generate more than 200 additional residents or 500 additional employees?	✓	
(g)	If 'Yes' to any of the above questions, attach supporting information to answer the following: • Does the project result in a decrease in the open space ratio of more than 5%? **To be determined based on DEIS analysis.**	**TBD**	
	• If the project site is within an underserved area, is the decrease in open space between 1% and 5%?		
	• If 'Yes,' are there qualitative considerations, such as the quality of open space, that need to be considered? **To be determined based on DEIS analysis.**	**TBD**	

		YES	NO
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 reach any sunlight-sensitive resource at any time of the year. **To be determined based on DEIS analysis.**	**TBD**	
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; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District? If "Yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		✓
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 that are not currently allowed by existing zoning? **To be determined based on DEIS analysis.**	**TBD**	
(c)	If "Yes" to either of the questions above, please provide the information requested in Chapter 10. **To be provided in DEIS analysis.**		
8.	***NATURAL RESOURCES:*** *CEQR Technical Manual, Chapter 11*		
(a)	Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes," complete the Jamaica Bay Watershed Form.		✓
(b)	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: Attach supporting information on whether the proposed project would affect any of these resources. **To be provided in DEIS analysis.**	✓	
9.	***HAZARDOUS MATERIALS:*** *CEQR Technical Manual, Chapter 12*		
(a)	Would the proposed project allow commercial or residential use 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) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		✓
(c)	Does the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	✓	
(d)	Does 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 or unknown origin?	✓	
(e)	Does the project result in development where underground and/or aboveground storage tanks (e.g., gas stations) are or were on or near the site?	✓	
(f)	Does the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?	✓	
(g)	Does the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?	✓	
(h)	Has a Phase I Environmental Site Assessment been performed for the site? If 'Yes,' were RECs identified? Briefly identify:	✓	
(i)	Based on a Phase I Assessment, is a Phase II Assessment 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)	Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 sq. ft. or more of commercial space in Manhattan or at least 400 residential units or 150,000 sq. ft. or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?	✓	
(c)	Is the proposed project located in a separately sewered area and result in the same or greater development than that listed in Table 13-1 in Chapter 13?		✓
(d)	Does the proposed project involve development on a site five acres or larger where the amount of impervious surface would increase? **The project site is larger than 5 acres; the change in impervious surface will be disclosed and analyzed in the DEIS.**	**TBD**	
(e)	Would the proposed project involve development on a site one acre or larger where the amount of impervious surface would increase and 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?		✓
(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 WWTP and/or generate contaminated stormwater in 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 attached supporting documentation. **To be provided in DEIS analysis.**		

		YES	NO
11. *SOLID WASTE AND SANITATION:* *CEQR Technical Manual, Chapter 14*			
(a)	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?		✓
12. *ENERGY:* *CEQR Technical Manual, Chapter 15*			
(a)	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 screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		
	(1) 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 in Chapter 16 for more information.	✓	
	(2) 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 trips per station or line?	✓	
	(3) 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 the Figure 17-3, Stationary Source Screen Graph? (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) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		✓
(f)	If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
15. *GREENHOUSE GAS EMISSIONS:* *CEQR Technical Manual, Chapter 18*			
(a)	Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?		✓
(b)	If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in Chapter 18? **Although the proposed project did not answer "Yes" to (a), CEQR recommends a GHG analysis for projects resulting in the development of 350,000 sf or more. The proposed project would exceed that threshold.**	✓	
(c)	If "Yes," attach supporting documentation to answer the following; Would the project be consistent with the City's GHG reduction goal? **To be determined based on DEIS analysis.**	**TBD**	
16. *NOISE:* *CEQR Technical Manual, Chapter 19*			
(a)	Would the proposed project generate or reroute the 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 sight 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-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		✓
(e)	If "Yes," conduct the appropriate analyses and attach any supporting documentation. **To be provided in DEIS analysis.**		
17. *PUBLIC HEALTH:* *CEQR Technical Manual, Chapter 20*			
(a)	Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20? **To be determined based on DEIS analysis.**	**TBD**	
18. *NEIGHBORHOOD CHARACTER:* *CEQR Technical Manual, Chapter 21*			
(a)	Based upon the analyses conducted for the following technical areas, check 'Yes' if any of the following technical areas required 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 here why or why not an assessment of neighborhood character is warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. **To be provided in DEIS analysis.**		

19. ***CONSTRUCTION IMPACTS:*** *CEQR Technical Manual, Chapter 22* Would the project's construction activities involve (check all that apply):	YES	NO
• Construction activities lasting longer than two years;	✓	
• Construction activities within a Central Business District or along an arterial or major thoroughfare;	✓	
• Require 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 community facilities or disruption in its service;		✓
• Activities within 400 feet of a historic or cultural resource; or		✓
• Disturbance of a site containing natural resources.	✓	

If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent or 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.
A construction assessment will be provided in the DEIS as described in Task 20, "Construction Impacts" in the attached Draft Scope of Work.

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 pertinent books and records and/or after inquiry of persons who have personal knowledge or 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

Robert Schenkel, Senior Director of Development (APPLICANT/SPONSOR) of **Halletts A Development Company, LLC** (NAME OF THE ENTITY OR OWNER)

the entity which seeks the permits, approvals, funding or other governmental action described in this EAS.

Check if prepared by: ☒ APPLICANT/REPRESENTATIVE or ☐ LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

Robert Schenkel, Senior Director of Development
APPLICANT/SPONSOR NAME:

LEAD AGENCY REPRESENTATIVE NAME:

SIGNATURE:

November 8, 2012
DATE:

PLEASE NOTE THAT APPLICANT 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.

Additional Technical information for EAS Part II

The proposed project involves the approval of a number of actions, including zoning map amendments, zoning text amendments, large scale general development plan special permits, waterfront special permits, street demapping and disposition, and park demapping and mapping. The proposed project would change the regulatory controls governing land use and development on the project site to facilitate the development of the proposed project. It would also change the regulatory controls governing land use and development in the NYCHA Rezoning Area. The proposed project would affect various areas of environmental concern and have the potential for significant adverse impacts. Therefore, as specified in the attached Draft Scope of Work, the proposed project will be the subject of an Environmental Impact Statement (EIS). Analyses of the proposed project will be conducted in accordance with the 2012 *CEQR Technical Manual*, and the details of such analyses are set forth in the attached Draft Scope of Work.

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 of 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 effect on the environment. 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.

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

2. Are there any aspects of the project relevant to the determination 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? If there are such impacts, explain them and state where, as a result of them, the project may have a significant impact on the environment. ✓

3. ***LEAD AGENCY'S CERTIFICATION***

Director, Environmental Assessment and Review Division	New York City Department of City Planning
TITLE	LEAD AGENCY
Robert Dobruskin, AICP	Robert Dobruskin
NAME	SIGNATURE

☑ **Check this box if the lead agency has identified one or more potentially significant adverse impacts that MAY occur.**

☐ Issue ***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 in 6 NYCRR Part 617.

☑ Issue ***Positive Declaration*** and proceed to a draft scope of work for the Environmental Impact Statement.

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***.

NEGATIVE DECLARATION (To Be Completed By Lead Agency)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6NYCRR, Part 617, State Environmental Quality Review, the [ ] assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the [ ] has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS that finds, because the proposed project:

No other signficant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE	LEAD AGENCY
NAME	SIGNATURE

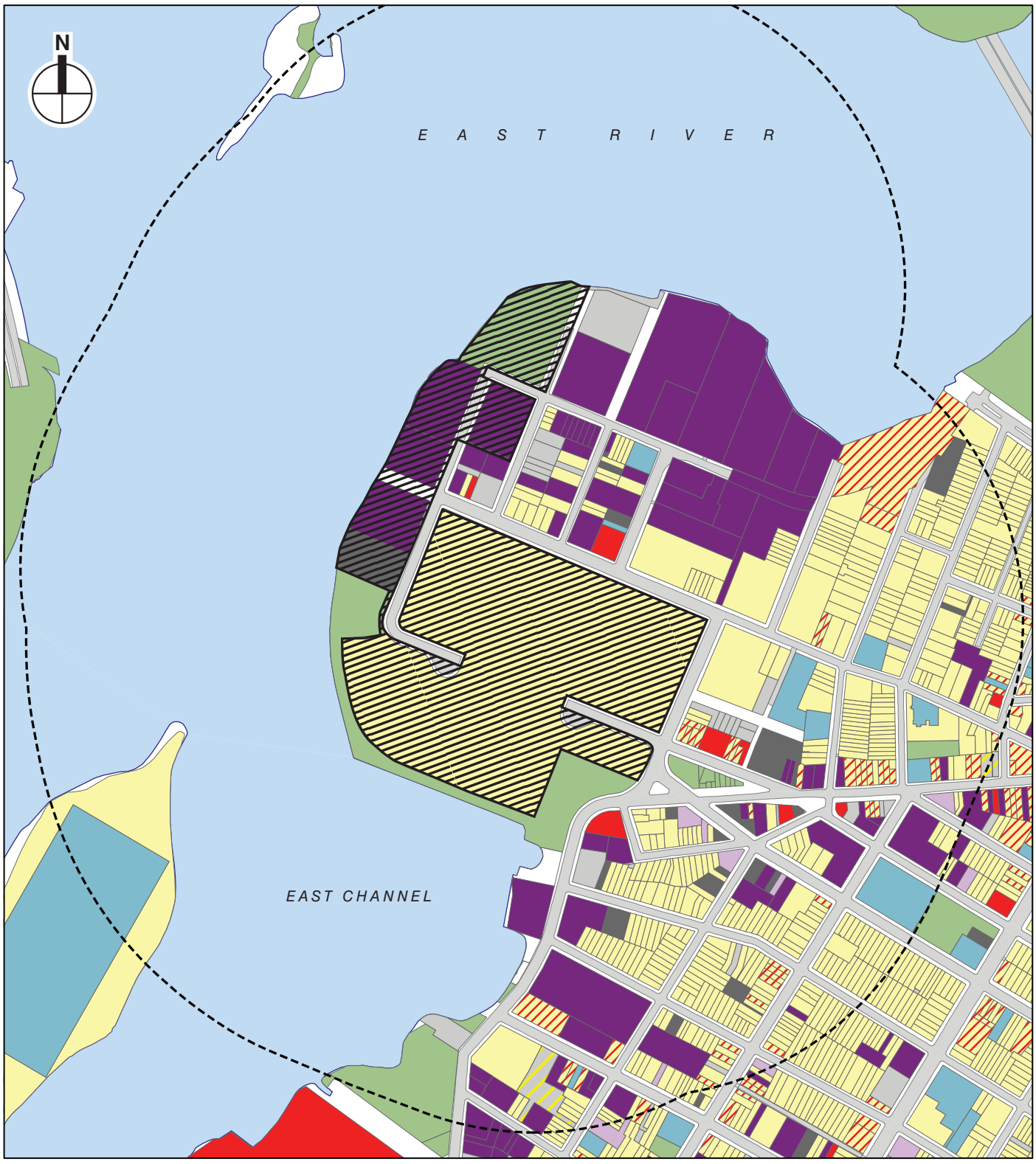
6.19.12



HALLETTS POINT

Project Location
Figure 1

6.19.12



0 400 800 FEET

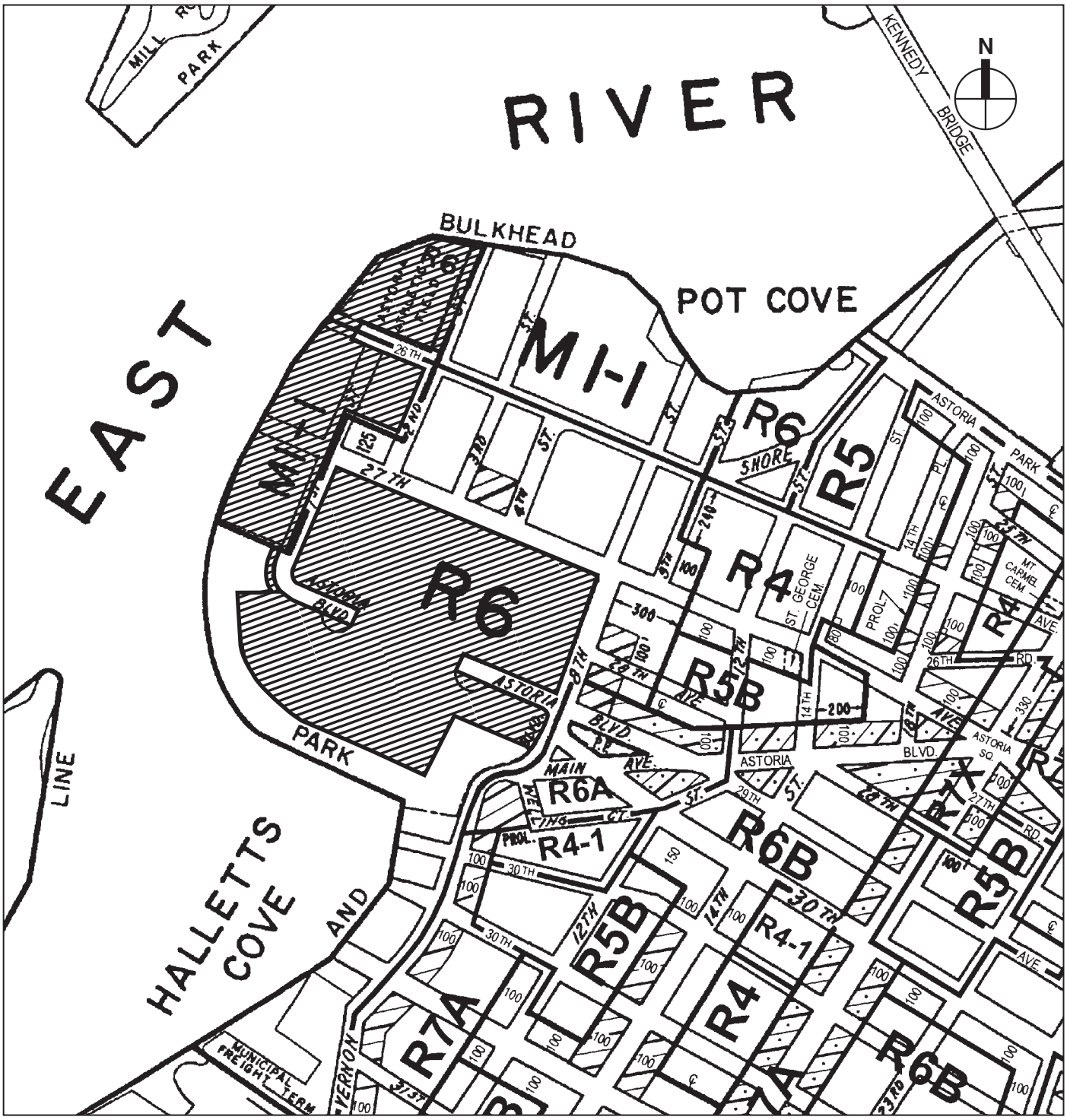
SCALE

- Project Site
- Study Area Boundary (1/4-Mile Perimeter)
- Residential
- Residential with Commercial Below
- Hotels
- Commercial and Office Buildings
- Industrial and Manufacturing
- Transportation and Utility
- Public Facilities and Institutions
- Open Space and Outdoor Recreation
- Parking Facilities
- Vacant Land
- Vacant Building
- Under Construction

HALLETTS POINT

Existing Land Use
Figure 2

6.19.12



Project Site

Zoning District Boundary

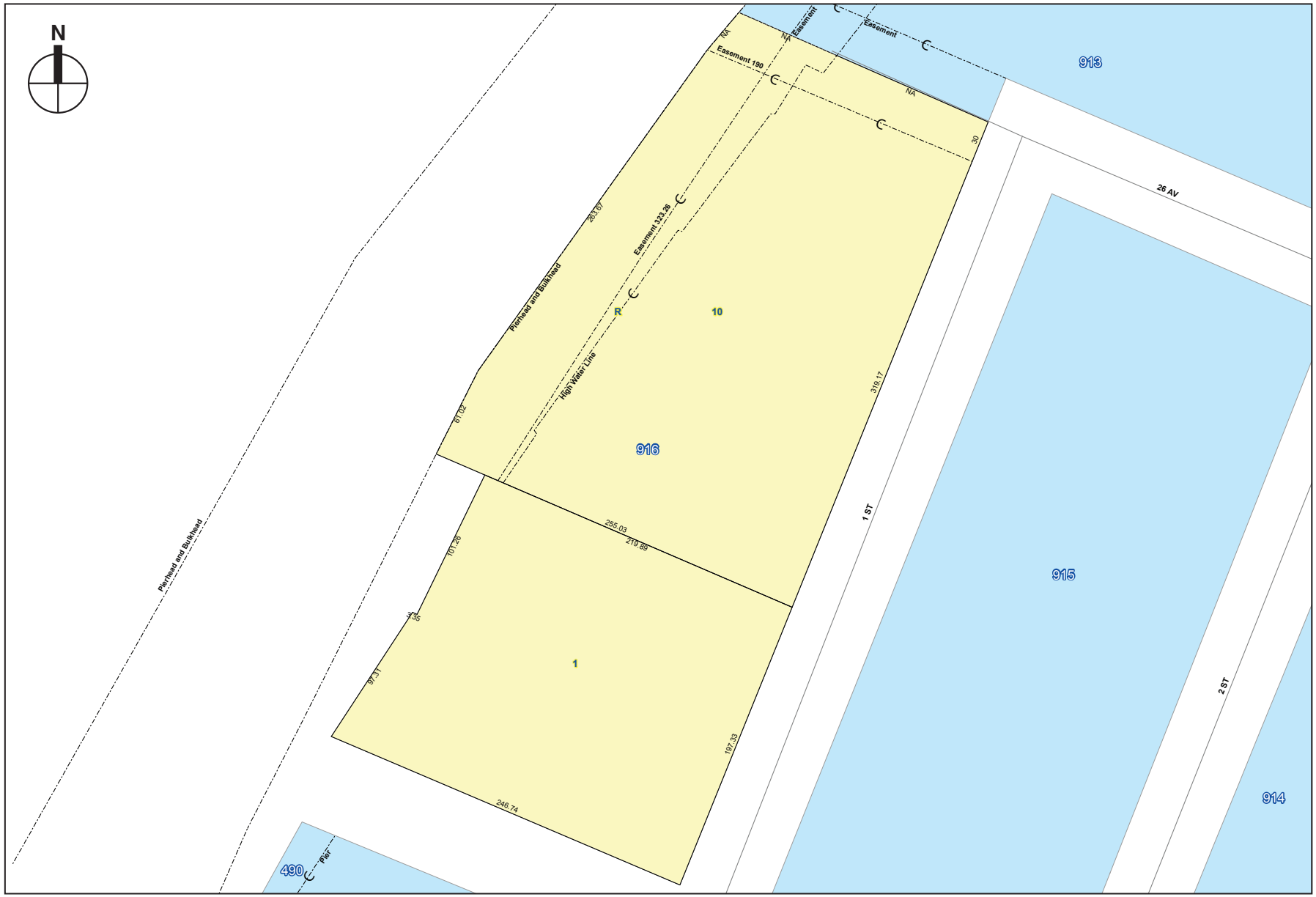
C1-3 Overlay

C2-3 Overlay

HALLETTS POINT

Zoning
Figure 3

10.8.12



916 *Block Number*

10 *Lot Number*

0 40 100 FEET

SCALE

Tax Map:
Block 916 - WF Parcel
Figure 4

HALLETTS POINT

2.23.12



490 *Block Number*

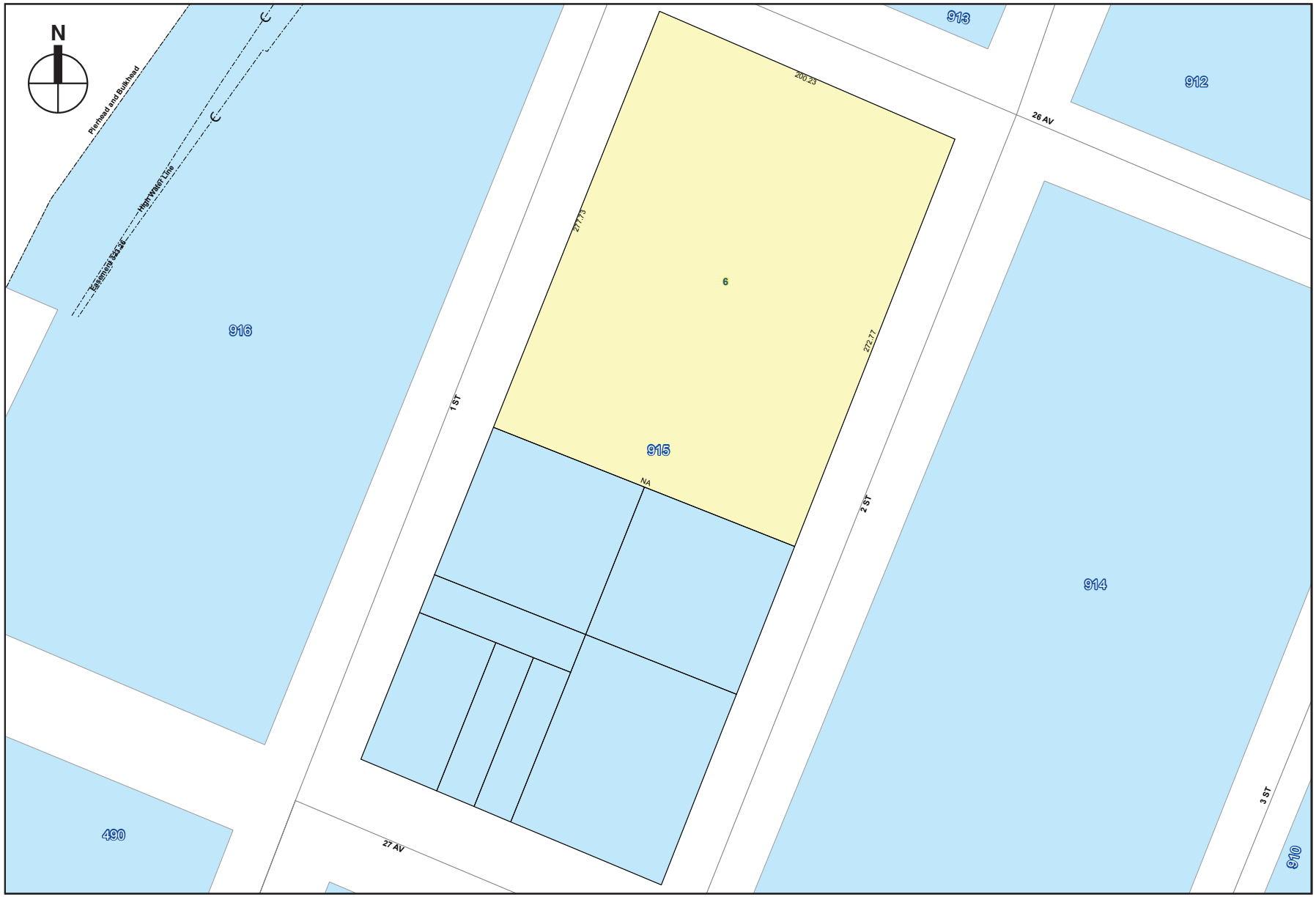
1 *Lot Number*

Tax Map:
Block 490 - NYCHA Astoria Houses Campus, Park Parcel, and p/o WF Parcel

HALLETTS POINT

Figure 5

2.23.12



915 *Block Number*

2 *Lot Number*

0 40 100 FEET

SCALE

Tax Map:
Block 915 - Eastern Parcel
Figure 6

HALLETTS POINT

2.23.12



490 *Block Number*

1 *Lot Number*

Tax Map:
Block 913 - Whitey Ford Field
Figure 7

HALLETTS POINT

6.19.12



Project Site Boundary

Photograph View Direction and Reference Number

0 400 800 FEET

SCALE

HALLETTS POINT

Key to Photographs
Figure 8



View of the Hellgate/Whitey Ford Field from 1st Street **1**



View of 2nd Street **2**

Views of the Project Site
Figure 9a



View west of Halletts Parcel along 27th Avenue **3**



View along 1 Street south of 27th Avenue **4**



Northwest view of Halletts Parcel along 1st Street **5**



Southwest view of Hallet's Cove Playground **6**

Views of the Project Site
Figure 9c



View north of Halletts parcel and Astoria Houses along 1st Street **7**

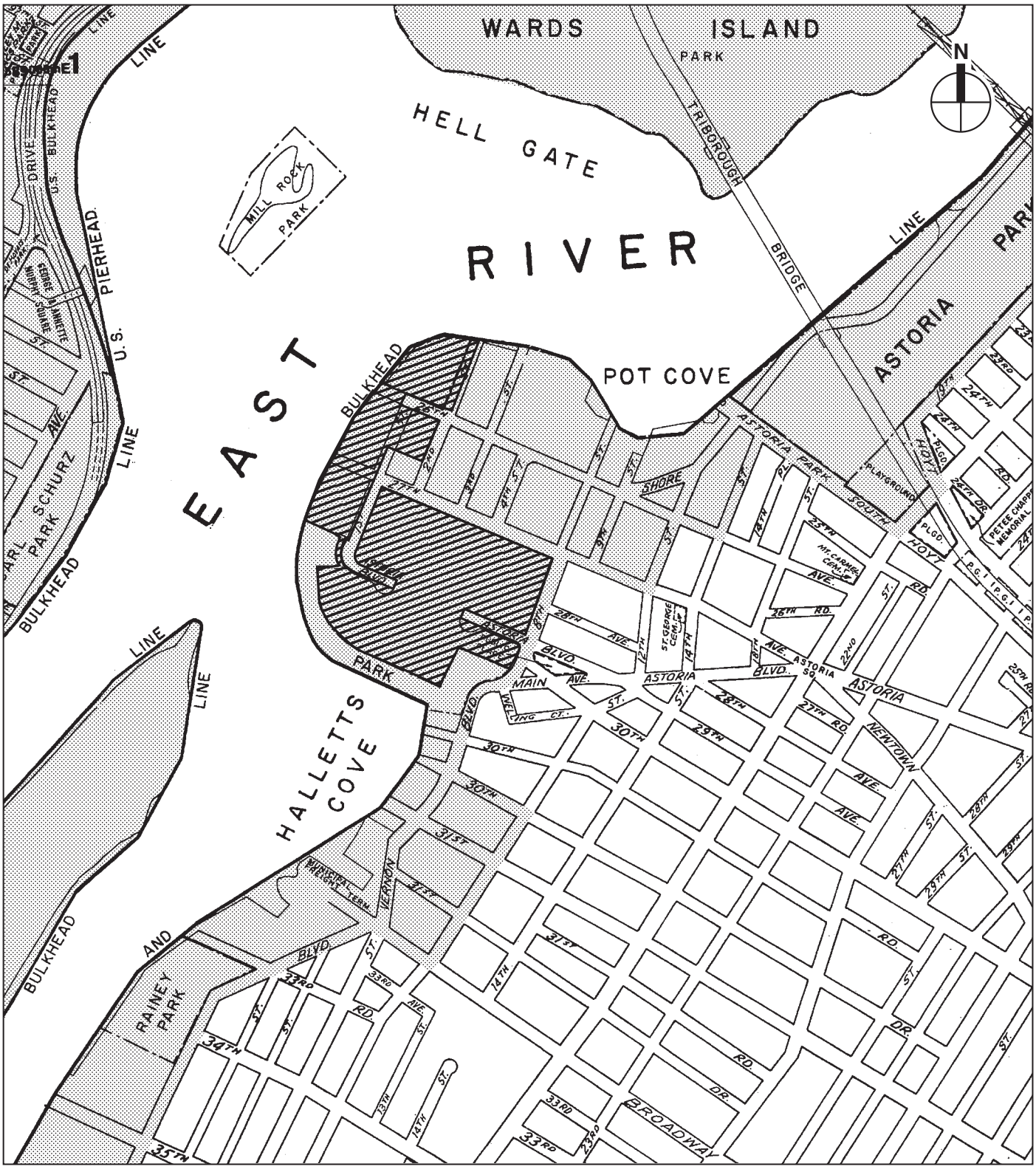


View north of Halletts parcel along 1st Street and 27th Avenue **8**



View east of Astoria Houses from 1st Street **9**

6.19.12



HALLETTS POINT

Coastal Zone Boundary
Figure 10