ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

Astoria Owners LLC
c/o Robert Huberman
Herrick, Feinstein LLP
Two Park Avenue
New York, New York 10016

Re:	**Halletts North**
CEQR No.	21DCP138Q
ULURP No(s).	**Pending**
SEQRA Classification:	Type I
Queens Community District:	QN01

Dear Mr. Huberman,

Under City Environmental Quality Review, the lead agency is required to determine whether a proposed action may have a significant adverse impact on the environment. In accordance with this regulation, the City Planning Commission has determined that the proposed action could potentially have a significant adverse impact on the environment.

Enclosed is the Positive Declaration for CEQR No. 21DCP138Q, Halletts North, including supporting statements for the finding that the proposed actions could potentially have a significant adverse impact on the environment. The Positive Declaration was issued on February 19, 2021.

Sincerely,

Olga Abinader, *Director*

February 23, 2021
Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Donovan Richards, Queens Borough President
Queens Community Board QN01

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DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

February 19, 2021

POSITIVE DECLARATION

Project Identification
Halletts North
CEQR No. 21DCP138Q
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway
New York, NY 10271
Contact: Olga Abinader
(212) 720-3493

Name, Description and Location of Proposal:

Halletts North

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.

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 up to 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 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"). Block 911, Lot 49 ("Projected Development Site 2") would 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.

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 (MIH) area;
- 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:
- 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).

Implementation of the proposed actions would require review and approval of the discretionary action pursuant to the City's Uniform Land Use Review Procedure (ULURP). DCP is acting as lead agency on behalf of the CPC and is conducting a coordinated environmental review under the City Environmental Quality Review (CEQR) process.

The analysis year for the Proposed Actions is 2031.

Statement of Significant Effect:
On behalf of the City Planning Commission (CPC), the Department of City Planning has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a significant adverse effect on the environment as detailed in the following areas, and that an environmental impact statement will be required:

> The Proposed Actions may result in significant adverse impacts related to: land use, zoning, and public policy; socioeconomic conditions; community facilities; open space; shadows; urban design and visual resources; natural resources; hazardous materials; water and sewer infrastructure; energy; transportation, air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction
>
> The Proposed Actions would not result in significant adverse impacts related to: historic and cultural resources; and solid waste and sanitation services.

Supporting Statement:
The above determination is based on an Environmental Assessment Statement prepared for the Proposed Actions which finds that:

1. Land Use, Zoning, and Public Policy - 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.
2. Socioeconomic Conditions – The Proposed Actions have the potential to effect socioeconomic conditions in the project area. The Proposed Actions would not directly displace any existing residential uses or residents, and but would result in the development of more than 200 residential units. As such, a direct residential displacement analysis is not warranted, but an assessment of indirect residential displacement will be provided in the EIS. The Proposed Actions would not displace any businesses, institutions, or employees, and would not result in the incremental commercial development of more than 200,000 square feet at any given location. The Proposed

Actions would also not result in significant adverse impacts related a specific industry as it would not exceed any of the analysis thresholds specified in the CEQR Technical Manual. Therefore, assessment of direct nor indirect business displacement is warranted and will not be provided in the EIS.

3. Community Facilities – The Proposed Actions would result in the addition of approximately 1,665 residential units, which exceeds the CEQR threshold for elementary, middle, and high schools in this location and therefore, a detailed analysis of public elementary, intermediate and high schools will be provided in the EIS. The Proposed Actions also exceed the threshold for an analysis of libraries and childcare facilities, and thus, an analysis will be provided in the EIS. Since the proposed actions will not (a) introduce a sizeable new neighborhood where one has not previously existed, or (b) displace or alter a hospital or public health clinic, fire protection services facility, or police station, a detailed analysis of police/fire and health care services is not warranted and will not be provided in the EIS.
4. Open Space – The proposed rezoning area as not within a "well-served" or a "underserved area." As the Proposed Actions would introduce 3,880 new residents to the area, this 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.
5. Shadows – 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 have the potential to cast new shadows on nearby open spaces. As such, 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.
6. Historic and Cultural Resources – While the Proposed Actions are expected to result in an increase in ground disturbance in the project area, the applicant has received a letter from LPC indicating that the tax lots have no architectural or archaeological significance. Therefore, the proposed actions do not have the potential to result in significant adverse impacts related to Historic and Cultural Resources and further analysis will not be provided in the EIS.
7. Urban Design and Visual Resources – 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.
8. Natural Resources – The Proposed Actions will require an assessment of natural resources due to the project's location along the waterfront in the EIS. Any existing natural resources on or in the vicinity of the Project Area would be identified, including any significant fish habitats in the adjacent waterway. The Proposed Actions' potential impacts on any identified natural resources would be assessed, including short-term construction effects (if any) as well as any potential long-term effects such as additional run-off, etc. A discussion of any related permits that may be required would be provided in the EIS.
9. Hazardous Materials – 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.
10. Water and Sewer Infrastructure – 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. 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, a preliminary assessment of wastewater and stormwater treatment is warranted and will be provided in the EIS, because the Proposed Actions would result in a net increase of more than 400 residential units compared to No-Action condition.
11. Solid Waste and Sanitation – The Proposed Actions would not result in a substantial increase in solid waste production that would overburden available waste management capacity and would not

result in solid waste generation greater than the threshold of 50 tons per week. Therefore, no significant adverse impacts related to Solid Waste and Sanitation are expected and further analysis will not be provided in the EIS.

12. Energy – 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.
13. Transportation – The Proposed Actions would generate additional vehicular, pedestrian, and transit trips and could result in excess parking demand. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to transportation.
14. Air Quality – The Proposed Actions would require an air quality analysis including both mobile and stationary sources (including industrial and/or large emission source analyses). The air quality chapter of the EIS 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, an assessment of air quality will be provided in the EIS. 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 (GHG) – The proposed could exceed 350,000 sf, and therefore a GHG assessment will be provided in the EIS. As a GHG emissions analysis will be provided in the EIS, the Proposed Actions and associated RWCDS's energy consumption will be calculated and provided in the EIS. 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.
16. Noise – 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.
17. Public Health – As none of the relevant analyses that typically determine the need for a Public Health Assessment have been completed yet 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.
18. Neighborhood Character – The proposed action could affect land use, zoning, and public policy, urban design and visual resources and historic and cultural resources, and consequently, the Proposed Actions could have the potential to result in significant adverse impacts related to the affected area's neighborhood character as a result, a Neighborhood Character analysis will be provided in the EIS.
19. Construction – A preliminary assessment will be provided to evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors of the proposed actions. 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.

Public Scoping:

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).

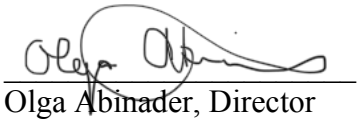
A public scoping meeting has been scheduled for Monday, March 22, 2021 at 2:00 PM. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To

join the meeting and comment, please visit the NYC Engage site, https://www.nyc.gov/engage.

Written comments will be accepted through Thursday, April 1, 2021.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Laura Kenny, at (212) 720-3419.



Olga Abinader, Director
Environmental Assessment and Review Division
New York City Department of City Planning

February 19, 2021
Date