APPENDIX D

FLOODPLAIN ANALYSIS

Appendix D: § 55.20 Analysis

This section describes the decision making process that was implemented for the Halletts Point Rezoning project (the proposed project) to comply with Executive Order 11988, as provided by Part 55—Floodplain Management—of Title 24 (Housing and Urban Development [HUD]) of the Code of Federal Regulations (CFR).

Subpart C—*Procedures for Making Determinations on Floodplain Management*

§55.20 Decision making process.

The decision making process for compliance with this part contains eight steps, including public notices and an examination of practicable alternatives. The steps to be followed in the decision making process are:

(a) *Step 1*. Determine whether the proposed action is located in a 100-year floodplain (or a 500-year floodplain for a Critical Action). If the proposed action would not be conducted in one of those locations, then no further compliance with this part is required.

The project site was determined to be partially within a 100-year floodplain on the basis of the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) Panel Nos. 89 & 93 of 457 (nos. 3604970089F and 3604970093F, respectively), revised September 5, 2007.

The portion of the site within the 100-year floodplain is within Zone AE (area of special flood hazard with water surface elevations determined). Specific areas of the project site that are within the 100-year floodplain include the Waterfront (WF) and Eastern Parcels, and the western and southern extents of the NYCHA Parcel along the East River. The site of Building 8 is within the 100-year floodplain.

The remainder of the project site (roughly east of 2nd Street) is either within the 500-year floodplain (Zone X Shaded) or outside of either 100-year or 500-year floodplain zones (Zone X Unshaded). The sites of Buildings 6 and 7 are partly within the 500-year floodplain.

The proposed project is not considered a Critical Action as defined under 24 CFR §55.20. The proposed actions include the disposition of NYCHA property, which is subject to approval by the U.S. Department of Housing and Urban Development (HUD) and the proposed project includes multifamily housing of greater than four units and, for these reasons, E.O. 19988 applies. Therefore, this analysis considers impacts to the floodplain along with concerns for loss of life and property.

(b) *Step 2*. Notify the public at the earliest possible time of a proposal to consider an action in a floodplain (or in the 500-year floodplain for a Critical Action), and involve the affected and interested public in the decision making process.

(1) The public notices required by paragraphs (b) and (g) of this section may be combined with other project notices wherever appropriate. Notices required under this part must be bilingual if the affected public is largely non-English speaking. In addition, all notices must be published in an appropriate local printed news medium, and must be sent to federal, state, and local public agencies, organizations, and, where not otherwise covered, individuals known to be interested in the proposed action.

(2) A minimum of 15 calendar days shall be allowed for comment on the public notice.

(3) A notice under this paragraph shall state: the name, proposed location and description of the activity; the total number of acres of floodplain involved; and the HUD official and phone number to contact for information. The notice shall indicate the hours and the HUD office at which a full description of the proposed action may be reviewed.

The early public notice describing the Halletts Point Rezoning project, including the proposed redevelopment of sites within the floodplain, was published in *The Daily News*, the local and regional paper, and in *El Diario*, a Spanish language publication, on November 20, 2012. The notices requested comments from the public, including local residents, particularly related to potential alternatives, adverse impacts, and mitigation measures. The required 15 calendar days were allowed for public comment (comments were accepted by the lead agency until the close of business on December 26, 2012). The notice also included the contact information for the New York City Department of City Planning, acting on behalf of the City Planning Commission, as Lead Agency for the City Environmental Quality Review (CEQR), and the locations where the Draft Scope of Work and the Environmental Assessment Statement containing a full description of the proposed actions may be reviewed.

At the Scoping Meeting held on December 13, 2012, comments were raised related to flooding concerns. These concerns are addressed in this analysis and in the Draft Environmental Impact Statement, and will also be addressed through engineering and site planning to minimize any such risk. In general, comments were favorable toward the project for its anticipated positive benefits for the community including the transformation of underutilized and vacant waterfront property in an underserved area to an enlivened, mixed-use waterfront with new publically accessible open space.

Public and agency participation will be ongoing throughout the environmental review process.

The second public notice, summarizing the results of the 8-step floodplain analysis, was published as part of the Notice of Availability/Notice of Completion of the DEIS.

(c) *Step 3*. Identify and evaluate practicable alternatives to locating the proposed action in a floodplain (or the 500-year floodplain for a Critical Action).

(1) The consideration of practicable alternatives to the proposed site or method may include:

(i) Locations outside the floodplain (or 500-year floodplain for a Critical Action);

The proposed project is located within an existing developed area within an underserved community that currently lacks convenient, nearby access to basic amenities. The proposed

project would provide additional capacity for affordable housing in the area while providing fresh food markets and other amenities that would serve the existing residential population in addition to the project-generated population. The project would also provide publicly accessible waterfront open space that would benefit the community and the Borough of Queens as a whole. Because the existing underserved community is located within a floodplain, there is no practicable alternative to siting the proposed project within the floodplain.

(ii) Alternative methods to serve the identical project objective; and

As discussed above, the proposed development is necessary to provide the currently underserved community in the area with additional affordable housing, access to fresh food markets and other amenities, and additional, much-needed open space. The proposed project is intended to transform a largely underused waterfront area into a new, enlivened mixed-use development that would benefit both the existing residential population and the project-generated population. Another goal of the proposed project is the provision of revenue to support the New York City Housing Authority's (NYCHA) affordable housing mission through the proposed disposition of the land for Buildings 6 and 7 to the Applicant and Building 8 pursuant to a future request for proposals (RFP) and the introduction of an economically diversified population within the Astoria Houses Campus. A Reduced Density Alternative was considered in Chapter 23, "Alternatives." However, this alternative would be less supportive of the goals and objectives of the project, particularly the goal to provide revenue to support NYCHA's affordable housing mission through the proposed disposition of the land for Building 8 pursuant to a future RFP and the introduction of an economically diversified population within the Astoria Houses Campus. Overall, although the Reduced Density Alternative would meet a number of the goals and objectives of the proposed project, it would do so to a lesser degree than the proposed project because it would introduce fewer residential units and provide less revenue to support NYCHA's affordable housing mission.

(iii) A determination not to approve any action.

With the No Build Alternative, the project goals to provide additional affordable housing, convenient access to basic amenities, and additional open space for the community of Halletts Point would not be met. The area would remain underused and underserved.

(2) In reviewing practicable alternatives, the Department or a grant recipient subject to 24 CFR Part 58 shall consider feasible technological alternatives, hazard reduction methods and related mitigation costs, and environmental impacts.

(d) *Step 4*. Identify the potential direct and indirect impacts associated with the occupancy or modification of the floodplain (or 500-year floodplain for a Critical Action).

No potential adverse impacts to the floodplain are expected to result from the proposed project. The proposed buildings and other structures would be constructed in existing paved lots or on existing building sites. The design and construction of the buildings would comply with *New York City Building Code* requirements for construction within 100-year floodplain for the applicable building category. The buildings would also be covered by flood insurance. The finished floor elevations for the residential townhouse structures proposed for the WF Parcel along the East River and on the Eastern Parcel would be

about 3 feet above the 100-year flood elevation. The remaining residential units within the WF and Eastern Parcels would be within the towers above the low- to mid-rise bases that would be used for parking facilities on the interior and retail use on the exterior. These residential units would be well above the 100- and 500-year flood elevation. The finished floor elevations for the ground floor retail use on the 27th Avenue Plaza and 1st Street would be about 2 inches above the 100-year flood elevation. The slab of the below-grade parking level for the WF and Eastern Parcels and the mechanical-electrical-plumbing spaces for the five buildings that would be constructed within these parcels would be below the 100-year flood elevations, and the basement structures would be designed in accordance with the *New York City Building Code*. Because floodplains within and adjacent to the project site are affected by coastal flooding rather than local or fluvial flooding, the proposed project would not result in increased flooding within or adjacent to the project site. Coastal floodplains are influenced by astronomic tide and meteorological forces (e.g., nor'easters and hurricanes) rather than fluvial flooding, and as such, are not affected by the placement of obstructions (e.g., buildings) within the floodplain.

(e) *Step 5*. Where practicable, design or modify the proposed action to minimize the potential adverse impacts within the floodplain (including the 500-year floodplain for a Critical Action) and to restore and preserve its natural and beneficial values. All critical actions in the 500-year floodplain shall be designed and built at or above the 100-year floodplain (in the case of new construction) and modified to include:

(1) Preparation of and participation in an early warning system;

(2) An emergency evacuation and relocation plan;

(3) Identification of evacuation route(s) out of the 500-year floodplain; and

(4) Identification marks of past or estimated flood levels on all structures.

As mentioned above under Step 4, the proposed buildings and other structures would be constructed in existing paved lots or on existing building sites, and their design would comply with *New York City Building Code* requirements for construction within 100-year floodplain. The buildings would also be covered by flood insurance. All first floor elevations would be above the 100-year floodplain. The slab of the below-grade parking level for the WF and Eastern Parcels and the mechanical-electrical-plumbing spaces for the five buildings that would be constructed within these parcels would be below the 100-year flood elevations, and the basement structures would be designed in accordance with the *New York City Building Code*. The proposed project would not result in direct or indirect adverse impacts to the floodplain and is appropriate for siting in the 100-year floodplain, consistent with HUD's regulations at 24 CFR § 55.20(g).

The proposed project is not considered a Critical Action.

(f) *Step 6.* Reevaluate the proposed action to determine:

(1) Whether it is still practicable in light of its exposure to flood hazards in the floodplain, the extent to which it will aggravate the current hazards to other floodplains, and its potential to disrupt floodplain values; and

(2) Whether alternatives preliminarily rejected at Step 3 (paragraph (c)) of this section are practicable in light of the information gained in Steps 4 and 5 (paragraphs (d) and (e)) of this section.

The preferred alternative is viewed as the most practicable alternative for enhancing the currently underused waterfront area of Halletts Point and meeting the community's need for additional affordable housing, local retail amenities, transportation and infrastructure improvements, and open space without adversely impacting the floodplain. Through the proposed measures outlined above in Step 4, the project would minimize the impact of a potential hazard to human safety, health, and welfare.

(g) *Step 7.* (1) If the reevaluation results in a determination that there is no practicable alternative to locating the proposal in the floodplain (or the 500-year floodplain for a Critical Action), publish a final notice that includes:

(i) The reasons why the proposal must be located in the floodplain;

(ii) A list of the alternatives considered; and

(iii) All mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values.

(2) In addition, the public notice procedures of §55.20(b)(1) shall be followed, and a minimum of 7 calendar days for public comment before approval of the proposed action shall be provided.

A final public notice will be published in accordance with the requirements set forth in these regulations.

(h) *Step 8.* Upon completion of the decision making process in Steps 1 through 7, implement the proposed action. There is a continuing responsibility to ensure that the mitigating measures identified in Step 7 are implemented.

No mitigation measures are necessary since the proposed project would not result in any adverse impacts to the floodplain. The project includes measures to minimize the potential for adverse effects. As mentioned above under Step 5, the buildings would be covered by flood insurance and all first floor elevations would be above the 100-year floodplain. In addition, the proposed project includes approximately 102,000 square feet of open space including an esplanade, plantings, lawn areas, and permeable pavers, and other measures to control stormwater water runoff, such as on-site detention to store water for gradual release during rain events. Moreover, the Flood Disaster Protection Act of 1973, as amended, requires that property owners purchase flood insurance for buildings located within Special Flood Hazard Areas, when federal financial assistance is used to acquire, repair, improve, or construct a building.

NOTICES

Legal Notices Legal Notices Legal Notices Legal Notices

PUBLIC NOTICE OF A SCOPING MEETING

DRAFT ENVIRONMENTAL IMPACT STATEMENT (CEQR No. 09DCP084Q) AND

NOTICE FOR EARLY PUBLIC REVIEW OF PROPOSAL TO SUPPORT ACTIVITY IN THE 100-YEAR FLOODPLAIN AND WETLAND

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 Halletts Point Rezoning project (CEQR No. 09DCP084Q).

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) and pursuant to the National Environmental Policy Act (NEPA) in accordance with 24 CFR Part 58 and 40 CFR Part 1500.

A public scoping meeting has been scheduled for Thursday, December 13, 2012 and will be held in the cafeteria of the Goodwill Astoria Headquarters located at 4-21 27th Avenue, Astoria, New York, 11102; access through the main lobby on 4th Street. The public meeting will be held in two sessions with the first session starting at 3:00 pm and the second starting at 6:30 pm. Written comments will be accepted by the lead agency until the close of business on Wednesday, December 26, 2012.

The applicant, Halletts A Development Company, LLC, in conjunction with New York City Housing Authority (NYCHA) who would be 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 on several parcels on Halletts Point along the East River in Astoria, Queens. The project site comprises all or portions of eight tax lots on the Halletts Point peninsula. 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 application proposes the creation of a Large-Scale General Development (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). 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.

Implementation of the proposed project would require approval of discretionary actions by the CPC, including:

- Zoning map changes to rezone: a) Block 490, Lots 1 and 11; Block 915, Lot 6; and, Block 916, Lots 1 and 10 from M1-1 to R7-3/C1-4; b) part of Block 490, Lot 101 from R6 to R6/C1-4; c) part of Block 490, Lot 100 (i.e., the alienation parcel of Hallet's Cove Playground) from N/A to R6; and, d) part of Block 913, Lot 1 (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 to: a) make part of Queens Community District 1 eligible for the Food Retail Expansion to Support Health (FRESH) Program; b) exempt accessory parking located no more than 33 feet above the height of the base plane from the definition of floor area; c) make Block 490, Lots 1 and 11; Block 915, Lot 6; and, Block 916, Lots 1 and 10 an Inclusionary Housing designated area and add R7-3 base and maximum floor area ratios; d) require lot lines in approved LSGD to be treated as a street line for the purposes of applying minimum distance between legally required windows and walls or lot lines; and, e) permit a LSGD 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.
- LSGD bulk modification to allow for the transfer of floor area and lot coverage.
- Waivers of height, setback, floor area coverage, rear yard, and minimum distance between buildings requirements of the waterfront zoning regulations.
- Various waterfront authorizations and certifications to: a) modify requirements for location, area and minimum dimensions of waterfront public access areas and visual corridors; b) modify requirements within a waterfront public access areas; c) for phased development of waterfront public access areas; and, d) for waterfront public access & visual corridors.
- Changes to the City Map to: a) delineate a 10-foot wide public access easement within the eliminated portion of a public park, between First Street and the U.S. pierhead and bulkhead line; b) eliminate, discontinue and close of 26th Avenue, 27th Avenue, and a 10-foot wide portion of a public park, between First Street and the U.S. pierhead and bulkhead line and accompanying disposition; c) eliminate, discontinue and close of two portions of Astoria Blvd., between First Street and Eighth Street and accompanying disposition; d) delineate a 70-foot wide easement for street purposes within the two ends of Astoria Boulevard, between First Street and Eighth Street; e) delineate a public access easement within the closed portion of 26th Avenue and 27th Avenue, between First Street and the U.S. pierhead and bulkhead line; and f) establish an existing public park on the City Map as parkland on Block 913, Lot 1.

As noted above, NYCHA would be 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.

According to the applicant, the proposed project is intended to transform a largely underused waterfront area into a new, enlivened mixed-use development. The proposed new housing would support the City's plans to provide additional capacity for residential development, especially affordable housing. The proposed neighborhood retail would provide amenities that are currently lacking in the area and which would serve the existing residential population in addition to the project-generated population. The proposed project would also establish a publicly accessible waterfront esplanade with upland connections and a connection to Hallet's Cove Playground south of the site and Whitey Ford Field north of the site. The opening of Astoria Boulevard between 1st and 8th Streets would improve circulation in the area and provide a better connection with the surrounding community. The proposed bus layover facility would facilitate the provision of better bus service to the area.

The analysis year for the proposed actions is 2022.

Notice for Early Public Review of a Proposal to Support Activity in the 100-Year Floodplain and Wetland.

In conjunction with the proposed action of disposition of public housing property noted above and as the proposed project will be undertaken in the FEMA Special Flood Hazard Area (100-year floodplain), this notice also serves as an early public review of proposal to support activity in the 100-year floodplain and wetland. This notice is required by Section 2(a)(4) of Executive Order 11988 for Floodplain Management and by Section 2(b) of Executive Order 11990 for the Protection of Wetlands, as implemented by HUD regulations found at 24 CFR 55.20(b), for HUD actions that are within and/or affect a 100-year floodplain or wetland. The lead agency is interested in alternatives and public perceptions of possible adverse impacts that could result from the project as well as potential mitigation measures. The development activity will occur in an area served by existing infrastructure.

Under the proposed project, several discretionary actions would facilitate development within the 100-year floodplain, including the zoning map and text amendments; LSGD bulk modification special permit; waterfront special permits, certifications, and authorizations; and the NYCHA board approval and HUD approval of disposition of public housing property, among others. Activities under the proposed project that could affect wetlands include repair of shoreline armoring, maintenance of two existing stormwater outfalls and construction of four new outfalls, and construction of a boardwalk esplanade.

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, 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. 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.

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DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

AVISO PÚBLICO DE UNA REUNIÓN DE ÁMBITO DECLARACIÓN DEL IMPACTO AMBIENTAL DEL PROYECTO (CEQR Nº 09DCP084Q)
y
AVISO PARA REVISIÓN ANTICIPADA DEL PÚBLICO DE LA PROPUESTA PARA APOYAR ACTIVIDADES EN TERRENDS DE 100 AÑOS DE INUNDACIÓN Y HUMEDALES

Por este medio se avisa que mediante la sección 5-07 de las Reglas de Procedimientos para Revisión Ambiental (CEQR) y 6 NYCRR 617.8 (Revisión de la Calidad Ambiental del Estado) que el Departamento de Planeación Urbano de la ciudad de Nueva York (DCP), a nombre de la Comisión de Planificación de la Ciudad (CPC) como Organismo Principal CEQR, ha determinado que se debe preparar un Anteproyecto del Impacto Ambiental (DEIS) del Proyecto para Rezonificación de Halletts Point (CEQR no. 09DCP084Q)

El organismo CEQR por este medio pide que el solicitante prepare o, haya preparado a su opción, un Anteproyecto de la Declaración del Impacto Ambiental del Proyecto (DEIS) de acuerdo con el 6 NYCRR 617.9(b) y las secciones 6-08 y 6-12 del Decreto Ejecutivo No. 91 de 1977 como fue modificado (Revisión de la Calidad Ambiental Urbana) y de acuerdo con la Ley Nacional de la Política Ambiental (NEPA) según el 24 CFR Parte 58 y 40 CFR Parte 1500.

Una reunión pública del ámbito está programada para jueves, 13 de diciembre de 2012 y tendrá lugar en la cafetería de Goodwill Astoria Headquarters ubicado en 4-21 27th Avenue, Astoria, New York, 11102; acceso por el vestíbulo principal de 4th Street. La reunión pública que se celebrará en dos sesiones con la primera sesión a las 3:00 pm y la segunda a las 6:30 pm. La Agencia aceptará comentarios escritos hasta el cierre laboral del miércoles, 26 de diciembre de 2012.

El solicitante, Halletts A Development Company, LLC, junto con la Autoridad de la Vivienda de la ciudad de Nueva York (NYCHA) que sería un co-solicitante para ciertas aprobaciones discrecionales que afectan a las Viviendas de Astoria existentes de NYCHA, solicita aprobaciones discrecionales (a las "acciones propuestas") que facilitarán un desarrollo de uso mixto en varias parcelas de Halletts Point a lo largo del East River en Astoria, Queens. El sitio del proyecto comprende la totalidad o partes de ocho lotes con impuestos en la península de Halletts Point. En total, se desarrollarán ocho edificios (edificios de 1 a 8). El edificio 1 (Cuadra 915, Lote 6) estaría ubicado en la cuadra delimitada al sur por la avenida 27, al oeste 1st Street, al norte por 26th Avenue y al este por 2nd Street. Los edificios 2 al 5 (Cuadra 490, Lotes 1 y 11 y Cuadra 916, Lotes 1 y 10), incluyendo las calles asignadas a 26th y 27th Avenues, entre 1st Street y el East River, sería rodeado por Cove Playground de Hallet al sur de (Cuadra 490, Lote 100), al oeste por el East River, al noreste por Whitey Ford Field (Cuadra 913, Lote 1) y al este por 1st Street. Los Edificios 6 a 8 estarían ubicados dentro del campus NYCHA Astoria casas existente (490 de bloque, Lote 101) delimitado por la avenida 27, calle 1 y calle 8.

La solicitud propone la creación de un Plan de Desarrollo General a Gran Escala (LSGD) que incluya los edificios de 1 a 5 y las Viviendas de Astoria de NYCHA (incluyendo los edificios de 6 a 8). La creación de la LSGD sería facilitada por la enajenación de una franja de 10 pies de zonas verdes de Hallet Cove Playground para crear un lote de zonificación único que contenga los edificios del 2 al 5 y el campus de las Viviendas de Astoria, incluyendo los edificios 6, 7 y 8. El uso de una porción de aproximadamente 10 pies del Hallet's Cove Playground requeriría a la transferencia jurisdiccional de zonas verdes del Departamento de Parques y Recreación de la ciudad de New York (DPR) a NYCHA.

El desarrollo de los Edificios 6 a 8 sería facilitado por la disposición de las propiedades de NYCHA que están sujetos a la Sección 18 de la Ley de Vivienda 1937 de Estados Unidos de y la aprobación del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD). Para los edificios 6 y 7, la propiedad de NYCHA podría eliminarse del solicitante (es decir, Halletts A Development Company, LLC) para el desarrollo. Edificio 8 no sería desarrollado por el solicitante; por el contrario, se espera que esta solicitud facilite una acción futura de disposición por NYCHA con la entidad de desarrollo y programa de construcción sujeto a una futura solicitud de propuestas (RFP) de NYCHA.

La implementación del proyecto propuesto requeriría la aprobación de acciones discrecionales por el CPC, incluyendo:

- Cambios del mapa de zonificación para las zonas: a) Cuadra 490, Lotes 1 y 11; Cuadra 915, Lote 6; y, Cuadra 916, Lotes 1 y 10 desde M1-1 R7-3/C1-4; b) parte de la Cuadra 490, Lote 101 desde R6 R6/C1-4; c) parte de la cuadra 490, Lote 100 (es decir, la parcela de alienación de Hallet's Cove Playground) desde N/A a R6; y, d) parte de la Cuadra 913, Lote 1 (parcela limitada con el borde de Whitey Ford Field, línea central de 2nd Street, East River y 26th Avenue) desde R6 a M1-1.
- Texto de las modificaciones de Zonificación: a) hacer elegible parte del Distrito Comunal 1 de Queens para la Expansión de la Venta de Alimentos para el Programa de Apoyo de Salud (FRESH); b) eximir el parqueadero ubicado no más de 33 pies sobre la altura de la base del plano de la definición de área de piso; c) hacer de la cuadra 490, Lotes 1 y 11; Cuadra 915, Lote 6; y, Cuadra 916, Lotes 1 y 10 un área designada para Vivienda incluyente y añadir la base R7-3 y las proporciones de área máxima del piso; d) requiere líneas de lote en LSGD aprobados para ser tratadas como líneas de calle para efectos de aplicar la distancia mínima entre ventanas legalmente requeridas y paredes o líneas de lote; y, e) permitir a un LSGD una solicitud y concesión a pesar de que ese LSGD no cumpla los requisitos de propiedad si una porción del LSGD es de propiedad del Estado de Nueva York o una corporación que ya no existe.
- Modificación en volumen de un LSGD para permitir la transferencia del área de piso y cobertura de piso.
- Exención de altura, retroceso, cobertura de área de piso, patio trasero y distancia mínima entre los requerimientos de los edificios de las regulaciones de zonificación Costera.
- Varias autorizaciones costeras y certificaciones para: a) modificar los requisitos para de ubicación, área y dimensiones mínimas de áreas de acceso costero público y corredores visuales; b) modificar los requisitos en una áreas de acceso público frente al mar; c) para el desarrollo gradual de áreas de acceso costero público; y, d) para el acceso costero del público y corredores visuales.
- Cambios en el Mapa Municipal para: a) delinear una vía de10 pies de ancho para acceso del público en la parte eliminada de un parque público, entre First Street y la línea de desembarque y el muro de contención de los Estados Unidos; b) eliminar, suspender y cerrar 26th y 27th Avenues, y una porción de 10 pies de ancho de un parque público, entre First Street y la línea de desembarque y el muro de contención de Estados Unidos y la de disposición; c) eliminar, suspender y cerrar dos porciones de Astoria Blvd., entre First Street y Eighth Street y la de disposición ; d) delinear una vía de 70 pies de ancho para uso de calle en los dos extremos de Astoria Boulevard, entre First Street y Eighth Street; e) delinear una vía de acceso público en la parte cerrada de 26th y 27th Avenues, entre First Street y la línea de desembarque y del muro de contención de Estados Unidos; y f) establecer un parque público existente en el Mapa Municipal como zona verde en la Cuadra 913, Lote 1.

Como se señaló anteriormente, NYCHA sería el co-solicitante para ciertas aprobaciones discrecionales que afectan a los campus de las Viviendas de Astoria existentes de NYCHA y las que incluyen la rezonificación propuesta de una porción del campus de Viviendas de Astoria de R6 R6/C1-4 y determinadas autorizaciones costeras y certificaciones.

Además de las acciones propuestas, sujetas a la aprobación de la CPC, el proyecto propuesto requerirá la aprobación de otros organismos Municipales, Estatales y Federales, entre ellos: a) aprobación de la Junta NYCHA de la disposición de propiedades de vivienda pública; b) aprobación de HUD bajo la Sección 18 de la Ley de Vivienda de Estados Unidos para la disposición de propiedades de viviendas públicas de NYCHA; c) aprobación de la Oficina de Servicios Generales del Estado de Nueva York para la disposición de una vía negativa (es decir, de terrenos bajo el agua); d) permisos y aprobaciones del Departamento de Conservación del Medio Ambiente del Estado de Nueva York (NYSDEC) y del Army Corp of Engineers de Estados Unidos (USACE) para actividades de construcción en humedales terrenos inundables por mareas; e) Sistema de Eliminación de Descarga de Contaminantes del Estado (SPDES) permiso de NYSDEC; f) alienación de zonas verdes según la Legislatura del Estado de Nueva York; f) anulación mayoral de la zonificación de calles, árboles y requisitos de siembra; g) aprobación de HPD de un Plan de Vivienda Asequible (AHP) en virtud del Programa de Vivienda Incluyente; y financiación potencial de organismos Municipales y/o Estatales (HPD, la Corporación de Desarrollo de la Vivienda de NYC y/oRenovación Comunal y de Vivienda del Estado de Nueva York) para la construcción de viviendas asequibles.

El desarrollo de uso mixto propuesto podría estar formado por viviendas asequibles y tasa del mercado, acceso costero público espacio abierto y explanada, y utilización comercial del vecindario incluyendo un supermercado. El proyecto propuesto incluiría mejoras en la infraestructura de aguas pluviales y de alcantarillado sanitario para apoyar el nuevo desarrollo. Otras mejoras se haría a la red viaria (reconexión de Astoria Boulevard, cambios de dirección de tráfico y acceso peatonal) y servicios de tránsito (un centro de parada de autobús en la calle) de la zona.

Según el solicitante, el proyecto pretende transformar una zona frente al mar en gran medida infrautilizado en un desarrollo de uso mixto de nuevo, amenizado. La vivienda nueva propuesta apoyará los planes de la ciudad para proporcionar capacidad adicional para el desarrollo residencial, especialmente de vivienda. La venta al detalle en el vecindario propuesta proporcionaría servicios que carecen actualmente en la zona y que serviría a la población residencial existente además de la población generada por el proyecto. El proyecto también establecería una explanada costera públicamente accesible con las conexiones a las tierras altas y una conexión con el Hallet's Cove Playground por el sur del y al norte con Whitey Ford Field. La apertura de Astoria Boulevard entre First Street y 8 Street mejorará la circulación en el área y proporcionará una mejor conexión con la comunidad circundante. La instalación de la parada de bus propuesta facilitaría la una mejor prestación del servicio de autobuses a la zona.

El año de análisis de las acciones propuestas es 2022.

Aviso para Revisión Pública Anticipada de una Propuesta para Apoyar Actividades en un Terreno de 100 Años de Inundación y Humedal.

Junto con la acción propuesta de la disposición de viviendas públicas de propiedades señaladas anteriormente y como el proyecto propuesto lo llevarán a cabo FEMA en Areas Especiales de Riesgo de Inundación (terrenos de inundación de 100 años), este aviso también sirve como un examen anticipado del público de la propuesta para apoyar la actividad en terrenos de 100 años de inundación y humedales. Este aviso lo requiere la Sección 2(a)(4) de la Orden Ejecutiva 11988 para el Manejo de Terrenos Inundables y por la Sección 2 (b) de la Orden Ejecutiva 11990 para la protección de los Humedales, como está implementado en los reglamentos de HUD encontrados en el 24 CFR 55.20(b), para las acciones que están dentro o son afectadas por 100 años de inundación o humedales. La Agencia está interesada en las alternativas y la percepción pública de los posibles efectos adversos que pueden resultar en el proyecto, así como las posibles medidas de mitigación. La actividad de desarrollo se producirá en un área servida por la infraestructura existente.

Bajo el proyecto propuesto varias acciones discrecionales facilitaría el desarrollo dentro de los terrenos de100 años de inundación, incluyendo las enmiendas al texto y al mapa de zonificación; El permiso especial para la modificación en volumen de LSGD; permisos especiales de la zona costera, certificaciones y autorizaciones; la aprobación de la Junta NYCHA y la aprobación de HUD de la disposición de propiedades de viviendas públicas, entre otros. Las actividades en el proyecto propuesto que podrían afectar los humedales incluyen la reparación del borde Costero, mantenimiento de dos desembocaduras de aguas pluviales existentes y la construcción de cuatro nuevas desembocaduras y la construcción de una Malecón.

Pueden obtenerse copias del Anteproyecto de Alcance de la Obra y del Informe de Evaluación Medioambiental y en el Departamento de Planeación Municipal de Nueva York, División de Evaluación y Revisión Mediambiental, 22 Read Street, 4E, New York, New York 10007, Robert Dobruskin, AICP, Director (212) 720-3423; o de la Oficina de Coordinación Ambiental, 100 Gold Street, 2nd Floor, New York, New York 10038, Robert Kulikowski, Ph. D., Director (212) 788-2937. El protocolo del Anteproyecto de Alcance de la Obra también estará disponibles para su descarga en www.nyc.gov/planning.
Se piden comentarios públicos con respecto a los temas a abordados een la Declaración de Impacto Ambiental del Proyecto.

N023-4235275