ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re:	**Liberty Towers**
CEQR No.	20DCP140R
ULURP No(s).	**Pending**
SEQRA Classification:	Unlisted
Staten Island Community District:	SI01

The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application.

Project Description: This is a land use application by Richmond SI Owner, LLC. requesting zoning map amendments, zoning text amendments, and a special permit (the "Proposed Actions") to facilitate the development of three mixed-use buildings (the "Proposed Development") totaling 793,904 gross square feet ("gsf"), of which 678,742 gsf would consist of residential uses (750 dwelling units, 225 of which would be permanently affordable pursuant to MIH), 18,880 gsf would consist of commercial uses, and 92,262 sf would consist of parking for 341 spaces in the St. George neighborhood of Staten Island, Community District 1.

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

Specifically, the Proposed Actions include:

- ***Zoning Map Amendments***. The Proposed Actions include a zoning map amendment to 1.) Rezone an R6/C2-2 district to an R7-3/C2-4 district within the St. George Special District (SSGD); and 2.) Rezone an R6/C2-2 district to an R6/C2-4 district within the SSGD;
- ***Zoning Text Amendments.*** The Proposed Actions include a series of zoning text amendments to the New York City Zoning Resolution (ZR) Article II, and Article XII, Chapter 8, as well as a text amendment to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) to establish the project area as a Mandatory Inclusionary Housing Area; *and*
- ***Special Permit.*** The Proposed Actions include a CPC Special Permit pursuant to proposed ZR Section 128-62, which would permit modification of bulk regulations (except FAR) and mandatory improvements in R7-3 district within the Upland Subdistrict of the SSGD.

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NYC PLANNING

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An Environmental Assessment Statement is attached. Please contact Anthony Howard of the Department of City Planning at +1 212-720-3422 if you have questions regarding the application.

Sincerely,

Stephanie Shellooe, *Deputy Director*

October 8, 2020
Date

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